

**Cortina Property Owners Association
Semi-annual Owners Meeting
Saturday, August 16, 2014**

Meeting Summary

- **The 2015 Association budget was approved retaining \$100 annual dues billed in July.**
- **The Water and Sanitation District had 1,400 feet of sewer pipe lined with 30% of the cost (\$16,800) from a grant from the Association.**
- **Trash containers must be screened from view from the street and adjoining properties**
- **Three trash services, Talking Trash, Waste Management, and Timberline are available for individual owner services for trash and recycling in Mesa Cortina.**
- **Steve Weinberg, 203 Elk Thistle Drive was elected to the board along with the re-election of Dave Matthews, Rich White and David Burford.**
- **Susan Hill, 51 Shooting Star Way, and Scott Nordby, 1369 Royal Buffalo Drive, were appointed to the Architectural Review Committee joining Jon Whinston and Dave Peterson.**
- **The County was contacted regarding replacement traffic signs, relocating signs, and improvements to the Royal Buffalo Drive and Lord Gore Drive intersection.**
- **Next meeting – Saturday, February 21, 2015 at 10 AM in the Silverthorne Town Hall.**

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Saturday, August 16, 2014
Town of Silverthorne Meeting Room

Board Member, Jeff Leigh called the meeting to order at 10:04 AM. The meeting was attended by owners representing 31 properties with 4 proxies received for a total of 35. The members of the Board and owners attending introduced themselves. Board members present were Dave Matthews, David Burford, Roger Bohart, Stan Wagon, Jeff Leigh, Jill Case and Richard White. Also attending was Bob Polich, CPOA and Mesa Cortina Water & Sanitation District Administrator.

Minutes. *The minutes of the February 15, 2014 meeting were approved as written. (Matthews/Bohart, unanimous).* Information on the CPOA and Water & Sanitation District is posted at www.mesacortina.com.

Mesa Cortina Water & Sanitation. Jeff Leigh, CPOA Board Member and Mesa Cortina Water & Sanitation District Manager, presented the report. The District continues to work on reducing inflow and infiltration (I&I) of ground water into the sewer system. Approximately 1,400 feet of clay sewer lines that were in good condition were lined earlier this summer at a cost of \$56,000. While I&I has been reduced, the District still has capital and operations penalties in wet years for excessive I&I. The number of water line breaks has been reduced, but there are occasional breaks. The District plans to upgrade the Shooting Star vault and replace the existing connection to Buffalo Mountain Metro District (BMMD). The new line would allow increased water flows from BMMD. The vault improvement would include a surface building to house new electronics equipment used for treatment and pumping. The small building would require Summit County and the Association Architectural Committee approval.

The District has 22,000 feet of sewer line. 11,000 feet were videoed this spring during run off and 17 homes were identified as having high I&I flows from their service lines. The owners received a letter requiring a video of the line to determine if corrective action was necessary. As the I&I season had ended, the video work requirement was postponed to the spring of 2015 with any correction work required by October 2015. The District will coordinate with Ace Sewer and Drain for the owners to hire to do the video work. The mainlines video checks this spring were a portion of Royal Red Bird, Kings Court, Salomon Lane, Thimbleberry and Spring Beauty.

The District board meetings are held at 5 PM in the Silverthorne Fire Station on the first Tuesday of January, March, May, July, September, and November.

The District replaced the sewer line on Red Bird Drive in 2011 ending at a manhole on the lower section. The replacement was to reduce I&I. During the wet springs of 2013 and 2014, an area of the lower road was compromised from excessive ground water. Summit County feels the problem was caused by the sewer line replacement and the District feels the problem is with the road that was not previously a problem as the ground water drained into the old sewer line.

Board Report. The Board, per ownership direction at the February meeting, approved a grant to the District for 30% of the sewer line cost of \$56,000. Summit County Road and

Bridge and the County Engineer were contacted regarding missing road signs and changes to the Y intersection at Royal Buffalo and Lord Gore. If a change was made in the future to the intersection, the change would be to a 90 degree intersection. Summit County Road & Bridge can be contacted (with pictures recommended) regarding road and ditch drainage problems.

The Association covenants require trash containers to be screened from view except for during construction. Two owners were contacted regarding violation of the screening requirement. The trash containers should be animal proof and only placed outside for pickup on the date scheduled for pickup. There are three trash removal companies available to provide service in Mesa Cortina. They are Talking Trash, Waste Management and Timberline Disposal. Each may have services including removal of the containers from the garage and on call service that better meet individual owner's needs. There has been discussion regarding a consolidated service for all residents, but due to the different requirements of the individual homes no further action has been taken. All of the companies offer recycling options.

There was a discussion regarding noxious weed control in the neighborhood and some properties that are covered with weeds. The County website regarding weed control is <http://www.co.summit.co.us/index.aspx?NID=114>. Individual contractors available for weed control include Neils Lunceford Landscaping and Alpine Tree Services.

Treasurers Report. Richard White, Treasurer, reviewed the 2014 financial report including the 2010 - 2014 income and expenses, and the 2015 budget. The Association has approximately \$107,000 in net funds available. This amount would be reduced by the \$16,800 grant to the Water & Sanitation District with an expected year-end balance of \$90,000. The projection for 2014, after the grant, will be net income or an increase in reserves by \$3,000. The administration costs were increased several years ago to provide additional backup to the volunteer board of directors. The proposed 2015 budget has income of \$24,900 (249 properties times \$100) with expenses projected at \$7,500. *A motion was approved to adopt the 2015 budget. (Rehn/Luck, unanimous).*

Architectural Review Committee (ARC). Chairman Jon Whinston, 1398 Royal Buffalo Drive indicated he and Dave Peterson, 377 Spring Beauty Drive, were the remaining members on the committee. Susan Hill, 51 Shooting Star Way, and Scott Nordby, 1369 Royal Buffalo Drive, volunteered to serve on the ARC. *A motion was approved to appoint Hill and Nordby to the committee. (Leigh/Bohart, unanimous).* Owners are reminded that any exterior modification to their property requires prior approval by the ARC. Items requiring approval, but not limited to, include replacement of windows, repainting, reroofing, sheds, and fences. There was a lengthy discussion regarding the ARC guidelines (www.mesacortina.com), enforcement, and ramifications. The ARC is reviewing projects brought to them and acting on complaints regarding non-compliant projects. There was a follow up discussion to the dog enclosure / fence vote at the February 2014 meeting to not make any change to ARC Guidelines regarding fencing.

Board of Directors. There were four positions available for election on the nine person Board of Directors. The terms are two years. *Nominated and unanimously elected to the Board were existing members Dave Matthews, 456 Spring Beauty Drive; Rich White, 207 Spring Beauty Drive; David Burford, 321 Lake View Drive; and new member Steve Weinberg, 203 Elk Thistle Drive.*

Other. An owner mentioned one break in and one attempted theft from a car in Mesa Cortina. Prior information reported in the August 2013 minutes from the Sherriff's office indicated low crime in Mesa Cortina. Some owners are installing alarm systems in their homes. The summer rains had reduced the fire danger in Summit County, but owners are reminded tall grasses around their homes should be trimmed prior to the fall dry season. There was no information regarding any resurfacing of Royal Buffalo Drive and if the speed bumps could be modified when a resurfacing was done. There was a discussion regarding traffic controls including stop signs, sign placement and enforcement.

The Lake Dillon Fire District has disaster preparedness note books available at any fire station. The Fire District has also developed a new address sign program that they will cover half of the cost of the sign. Information is available at any fire station.

Next Meeting. The next meeting would be Saturday, February 21, 2015 at 10 AM.

The meeting was adjourned at 12:05 PM.