

CORTINA PROPERTY OWNER'S ASSOCIATION

February 18, 2006

The CPOA meeting was called to order at 10:02 am by President Jon Whinston. Other BOD members present: Rod Balak, Bill Green, John Greene, Joanne Hanson, Jeff Leigh, and Roy Piskadlo.

Bill Green gave the CPOA Treasurer's report (attached). The proposed 2006 CPOA Budget was reviewed and approved. (attached). Bill Green will be leaving the BOD. Our gratitude to Bill for his many years of diligent service to the CPOA.

Jeff Leigh reported on the Cortina Water and Sewer system. Our water use for 2005 was down slightly from prior year. System repairs and maintenance are on schedule. The W&S Board is assessing the value of purchasing an easement from Summit County which could allow us to access the Silverthorne W & S systems. They will also seek to re-negotiate the rate schedule used by Buffalo Mountain W&S to charge Cortina for W&S water and services. Be sure and monitor your water usage ... the most frequent source of excess water use is improper toilet valve operation. On going efforts to locate and mark all water "curb stops" should be completed this spring. Please mark your curb stop. If W&S personnel have to do it, you will be billed for the work. If you have questions about the system or your water use ... call Jeff Leigh at 970-468-2595.b

Negotiations are underway with Mountain Systems to administer the Cortina W&S system. Their work would include: paperwork, minutes, billing, and grant writing. The contact would be limited to administration and not affect operations management.. Additionally, administration of CPOA would be supported by Mountain Systems to include: minutes, dues billing, website upkeep, newsletter, and administrative support. In anticipation of this administrative change the 2006 Budget line item for Bookkeeping was increased from \$2250 to \$5400. If consummated this contract with Mountain Systems will be tried through yearend 2006 at which time it will be evaluated for possible extension into future years.

A reminder that there is good information on our websites: CPOA is MesaCortina.com
W&S is MesaCortinawater.com

The BOD is evaluating the economics of an increase in CPOA dues. Current dues are \$100 per year per property. We currently have a solid balance . Increased costs of professional administration and the need for future financial support of the W&S system (lining current system at drilling additional water wells, etc) are issues under study that would impact this decision. No recommendation was tabled at the meeting.

PINE BEETLE continues to be a MAJOR CONCERN to the health of lodgepole pines in Colorado ; to Mesa Cortina landscapes. The CPOA paid for pine beetle surveys in the spring and fall of 2005. Until now it has been the property owner's responsibility to have the trees identified as having beetle infestation removed. In most cases this procedure has worked.

EFFECTIVE this year (2006): CPOA will pay for the beetle survey and if the property owner fails to have the beetle infested trees (marked by a blue stripe) cut down and removed from the property by JUNE 1, 2006 then CPOA will have the trees cut and removed and the property owner will be billed for the work with a 10% service charge applied by CPOA. We understand that these actions will not eliminate the beetle problem, however, it is critical to do all we can do to protect Cortina's lodgepole pines. Open Space cutting and spraying will be managed by Summit County. Spraying of healthy trees remains a property owner choice but the removal of infected trees is no longer optional. PLEASE READ AND CO-OPERATE WITH THIS REVISED PROCEDURE !!!!! Joanne Hanson and Roy Piskadlo will be leading communication and compliance efforts with all property owners documented as having beetle infestation of trees on their property.

A new tree cutting and removal contractor will be focusing on Mesa Cortina properties in 2006:
Leif Borgesen (262-1006) and Vernon Gibson (389-5979)
Get your estimates early and be prepared for cutting as soon as snow melt allows access.

Tree spraying is being done this year by:
Chuck Grey (468-5817) and Preventative Tree Spraying (468-2154)

Dave Matthews is collecting data on expenditures by CPOA members for Fire Mitigation and Pine I control. This data is being gathered on the enclosed forms which you are encouraged to complete and return to Dave at PO Box 1848, Silverthorne, 80498 or e-mail to dmatthewsdss@comcast.net. Dave will compile this data. Qualifying expenses will be submitted to CSFS for grant support of CI work. Reimbursement to CPOA for these costs and services will be used by CPOA for future pine beetle control and fire mitigation in Mesa Cortina.

Remember to watch for noxious weeds in our neighborhoods this spring and summer. Canada thistle, oxeye daisy, and chamomile should be identified and removed. The Colorado Weed Management Association and the Forest Service have picture brochures available that will aid in this project.

Meeting adjourned at 11:10 am

Minutes prepared by,
John Greene, Secretary, CPOA