

Cortina Property Owners Association
Owners Meeting
Saturday, August 18, 2007
Town of Silverthorne Meeting Room

The meeting was called to order by President Jon Whinston at 10:07 AM. The meeting was attended by owners of 41 properties. Board members present were Jon Whinston, Jeff Leigh, Joanne Hanson, Corley Friesen, John Greene, and Roy Piskadlo.

Treasurer Report. A written treasurers report was provided by Corley Friesen at the meeting. The financial report reflected the arrangement of tree removal for owners by Alpine Tree Services that owners who utilized the contractor were reimbursing the Association for. There were no questions regarding the financial report or budget.

Forest Service. Cary Green from the US Forest Service gave a presentation regarding the scheduled defensible space work that included the area around Mesa Cortina. His power point presentation provided a history of the area forest and life cycle of the Lodgepole Pine. The purpose of the Forest Service plan was to reduce fuels in a defensible space surrounding developed areas. The project was included in the 2007 Budget year ending September 30th and had been fully funded. The bid acceptance period had ended with an expectation of a contractor decision in early September. The contractor had to be selected no later than the end of September and some work was expected to be done this fall. The work would have an effect on Mesa Cortina residents including access through designated properties, dust and noise from the work, and traffic from logging trucks and support equipment. Arrangements had been made with three Mesa Cortina owners to provide access to the public lands to be worked on. During a question and answer period there was a lengthy discussion regarding complaints from some owners who were not consulted regarding the effect this had on their property, the historic involvement of the Association Board to have fire mitigation work done including incentives provided to lot owners for access to the public land, and the timing and scope of the project. The overall project that borders several subdivisions will take four years. No work would be done from December 1st through April 14th, work would be done during normal work hours and there would not be any work on holidays. Specific segments of the work as defined by the access points would be completed in two to four weeks each. Mesa Cortina was adjacent to three work zones with at least one of the zones expected to be completed this fall.

The Mesa Cortina project was not specifically listed as of this time, but general information could be obtained from www.fs.fed.us/r2/whiteriver/projects. Cary Green provided his contact at the US Forest Service as 970-827-5160 cgreen@fs.fed.us.

Colorado Forest Service. Paul Cada from the Colorado Forest Service spoke to owners regarding fire mitigation. Paul worked with Summit County Wildfire Coordinator Patti Maguire in allocation of fire mitigation grants. A brochure was available as a handout listing three defensible space zones. The first zone was covered by Summit County building code for new construction and generally required a 10 foot area around a home to be cleared of trees. The purpose was to help protect the home and to provide space for fire fighting. The purpose of the second zone was to reduce the danger of fire reaching the house. Fire mitigation in this zone focused on tree thinning to develop crown spacing of about 12 feet. All trees are part of the thinning suggested with the exception of aspen as they do not burn as fast as other trees. The third zone listed in the brochure was generally outside of the property size in Mesa Cortina. However, it was suggested to owners in the Association to consider fire mitigation as a

cooperative effort as the condition of surrounding neighbors property was important to each owners overall mitigation effort.

Lake Dillon Fire. Jeff Berino from Lake Dillon Fire gave a brief presentation on their plans should a fire occur in the area. Jeff indicated there was no truth to the rumors that the Wilderest Fire Station would be sold. The station was currently used for storage and housed student fire fighters. Full time staffing and use of the station would occur when funding allowed and/or service demands warranted it. Jeff indicated he was one of the authors of a recently completed evacuation plan for Summit County that will be available soon on the Summit County web site. The County has a reverse 911 system that would be used in an emergency.

Water & Sewer District. District Manager Jeff Leigh provided an update on the Mesa Cortina Water and Sanitation District. The District had completed a five week project to recoat the interior of the water tank. The tank was placed back in service in early July. The work went well and was anticipated to add 20 to 25 years of life to the tank. Some residents have noted a residual taste and odor since the tank has been back in service. The District was working on cycling the tank to correct the issue and it was not a health concern. Financially the District was in good condition. The District is working on developing a water source in the Bashore easement as part of a long-term plan to become independent in its water and sewer access. District meetings are the first Tuesday of most months at 5 PM in the Silverthorne Library meeting room. Owners are welcome to the public meetings.

Mountain Pine Beetle. Board member Joanne Hansen coordinates the efforts to control the Pine Beetle. The forest area was surveyed last fall and it was estimated about 2/3rds of the infected or dead trees have been removed. Joanne contacts owners who have not yet removed the marked trees and the Association can remove and charge the cost back to owners who do not comply. The Association web site www.mesacortina.com has recently been updated and includes the ability for owners to post information. There was a discussion of the change in removal date from July 1st, the problem with owners who have not yet addressed their tree problems, and the effectiveness of spraying. Mesa Cortina is one of the financial participants in the spraying of open space areas. Concerns were raised regarding property values affected by owners who do not comply with tree removal and the Board was encouraged to continue with enforcement actions.

There was a discussion regarding continuation of the Association marking of infected trees. Last year the cost of surveying the area was around \$1,200. *A motion was made and seconded to continue with professional marking of infected trees. Owners approved the motion with 3 dissenting votes.* Following a discussion it was determined the Association would not become involved in a slash pickup program. There was a discussion regarding a community wildfire assessment. Owner Dave Matthews had posted a draft on the website. The application for 2008 grants was due by September 14, 2007. Following clarification of the requirements for the grant consideration, several volunteers were selected to assist Dave on the development of a fire mitigation implementation plan to be used for the grant request.

Election. John Greene was leaving the Board. Three owners had expressed interest in serving on the Board. The Bylaws provided members with the ability to expand the number of members on the Board with a majority vote of those attending an official meeting. *There was a motion made and seconded to expand the Board of Directors to ten; to elect current members Jon Whinston, Joanne Hanson, Jeff Leigh, Roy Palmer, Rod Balak, Corley Friesen and Roy Piskadlo to the Board; and to elect new members Don Parrett, Art O'Hayre and Dave Matthews to the Board.(unanimous).*

The meeting was adjourned at 12:59 PM.