

**Cortina Property Owners Association**  
**Semi-annual Owners Meeting**  
**Saturday, February 18, 2012**  
**Town of Silverthorne Meeting Room**

The meeting was called to order by Board Member Jeff Leigh at 10:03 AM. The meeting was attended by owners of 23 properties. The members of the Board introduced themselves. Board members present were Richard White, Dave Matthews, Sylvia Dowty, Jeff Leigh, Roy Piskadlo, Gale Roberts, Roger Bohart and Jeff Burk.

**Minutes.** *The minutes of the August 20, 2011 were approved. (Dowty/Matthews, unanimous).*

**Treasurers Report.** Board treasurer Richard White provided those attending with a financial report including 2011 expenses and income, and the 2012 budget. The legal fees were higher in 2011 due to additional meetings mostly concerning architectural issues. The Association contributed \$100,000 to the Mesa Cortina Water and Sanitation District for sewer line work that was completed in 2011. The outstanding receivables of \$11,000 are mostly from two properties involving bankruptcy and foreclosure. A substantial portion of the amount due is late fees. The annual assessments are \$100 per property. There are 250 properties with 214 homes and 36 vacant lots. *The treasurer's report was approved. (Matthews/Dowty, unanimous).*

The 2012 budget was reviewed and questions answered. The budget for legal fees was reduced in 2012. The bookkeeping cost may change based on action to retain a management company in 2012. A question regarding what the tax category included would be researched. The insurance is for Board of Directors coverage. There was a discussion if tree removal expense should remain on the budget as it was unlikely many trees remained for removal for fire mitigation. Most of the tree mitigation work in prior years was billed back to the responsible owner. *The 2012 budget was unanimously approved.*

**Website.** The Association and Water & Sanitation District website has been consolidated. Contacts, documents, minutes and financial information can be accessed from either [www.mesacortina.com](http://www.mesacortina.com) or [www.mesacortinawater.com](http://www.mesacortinawater.com). The Association information is on the left side and the District information is on the right side of the screen.

**Forest Fuel Break.** Dave Matthews updated that the 300-400 foot defensible space has been completed by the Forest Service contractor. The work in the Mesa Cortina area was expedited through efforts by board member Richard White and Jeff Berino from Lake Dillon Fire. Future mitigation items may include larger defensible spaces of thinned trees rather than a clear cut.

**Mesa Cortina Water & Sanitation.** Jeff Leigh, Water & Sanitation District manager presented an update on the District operations. The District is operated by a five member board and three were present at the meeting. The District meetings are held the first

Tuesday of the month at the Silverthorne Fire station at 5 PM. Meeting notices are posted in three areas in Mesa Cortina. Some meetings are canceled if there is no business to discuss.

The District replaced 1,400 feet of sewer line in October at a cost of \$111,000. The lines being replaced are old clay lines that were in poor condition. The \$100,000 funding for the Association was used for the sewer line replacement. The line replacement is to reduce ground water entering the sewer system that can result in substantial fines from the Joint Sewer Authority. The prior penalties have been waived due to the work being done by the District. The current penalties are also expected to be waived. Most of the problem clay lines in the District have been replaced by the 2010 and 2011 sewer line replacement.

The District has had 22 main water line breaks since 2003 at a total cost of \$160,000. The District is considering the replacement of some of the water lines. An option would be to utilize financing to replace lines in 2012 on Salomons Lane and Lake View Drive at a cost of approximately \$150,000. The problem water lines are undersized, have a history of line breaks, are likely cast iron rather than ductile iron, and the installation methods were poor.

The State has mandated chlorination of the water in 2012 and the engineering of the system is in progress. The District water has been partially chlorinated due to the connection with Buffalo Mountain Water District. The District has had a waiver to not chlorinate the water, but the State, due to water system problems in other areas, will eventually eliminate the waiver in Mesa Cortina.

Approximately \$14,000 of work was completed in 2011 on the 300,000 gallon water tank roof to replace the foam coating. The District has about \$175,000 in reserves. The grant for the sewer line work was money well spent. The District desires to keep the current reserves for emergencies and utilized financing paid through reduced expense and water bills to continue with infrastructure upgrades. The 24 hour contact number should a water leak be observed is on the water bills and the website.

**Association Management.** The review of options for management of the Association as approved by the ownership at the August 2011 meeting is in progress. The desire is to have the management decision by the August meeting.

**Architectural Review Committee.** Committee Chairman Jon Whinston presented a report of the activities in 2011. The amended architectural guidelines are available from the website. Seven projects are currently in progress. All are remodels of existing properties. There are some old deposits the committee will be attempting to contact the owner on regarding the project status. There was a discussion regarding review standards for manufactured siding materials that provide a “wood” appearance. The consensus was the reasonable application of advances in construction materials should be part of the review process.

**Next Meeting.** The next meeting would be Saturday, August 18, 2012.

The meeting was adjourned at 11:23 PM.