

Cortina Property Owners Association (CPOA)
Semi-Annual Owners Meeting
Saturday, August 20, 2011
Town of Silverthorne Meeting Room

The meeting was called to order by Vice President Roy Palmer at 10:05 AM. The meeting was attended by the owners of 30 properties. The members of the Board were introduced. Board members present were Roger Bohart, Dave Matthews, Gail Roberts, Roy Palmer and Roy Piskadlo. Unable to attend was Bob Noonan and Joanne Hanson. Also attending was Mesa Cortina Water and Sanitation District Manager Jeff Leigh.

Informational Reports/Presentations.

Fire Mitigation. Jeff Berino, representing the Lake Dillon Fire Department (LDFD), presented an overview of the plans to help prevent and protect you and your property during a wild fire emergency. There are two burn seasons in Summit County which is June/July and then August until the first snowfall. He stressed that everyone needs to be careful and should maintain at least a ten to thirty foot defensible zone around your home by removing dead trees, slash and to cut down any tall grass. While dead trees can create what is known as a “crown” fire, a fire in the tall grass can spread even quicker. The LDFD has a comprehensive evacuation plan in place to evacuate each subdivision. He estimated that it would take four and a half hours to fully evacuate Mesa Cortina and ten hours for the entire hillside. Reverse 911 is operational and is a good means of an early warning system. There was a question and answer session following his presentation.

Status of Tree Removal. Dave Matthews provided a summary of a meeting he attended on August 17, 2011 with the Forest Service (USFS) regarding clearing the dead trees. West Range Reclamation is the contractor responsible for the CPOA and Wilderrest perimeter clearing work. Currently the contractor is working on the peninsula in Frisco and will begin work in Mesa Cortina by November–December 2011 with the work taking three to six weeks to complete. Ken Cunning of the USFS indicated the contractor sets the priority for the work and is based on forest product demand; the market for logs. Dave reported that apparently lives, property and local fire protection safety are not high on their list and was not requested by the USFS in their original contract negotiations. Economics is the driving force. The Board will contact the contractor independently to ensure that this work will be started before the end of this year. Dave would like the buffer zone to extend further than the 400 feet suggested. Jeff Berino, LDFD, noted that Mesa Cortina has been proactive in developing fire mitigation plans for the past 10 years and has done an excellent job developing defensible space around homes.

Mesa Cortina Water & Sanitation. Jeff Leigh presented the Water and Sanitation District report. The District holds meetings on the first Tuesday of each month at the Silverthorne Fire Station from 5-7 PM if anyone is interested in attending. He stated that they are still working on resolving the problem with infiltration and inflow (I&I) into the sewer system. The work completed so far has been 1,400 feet of clay sewer line that was replaced last year. Areas of the sewer line are surveyed each year by video cameras to isolate problem areas. Jeff indicated the work to date has been a good start but there is still more work to be done to move out of the penalty phase with the Joint Sewer Authority (JSA) from excessive flow. An additional 1,300 feet of sewer line repair has been put out to bid and the cost will be known by September 7th. The CPOA funded \$100,000 three years ago towards this project and the District would like to request an additional \$100,000 in order to complete it. There was a discussion regarding what still needs to be done and the costs associated with completing the I&I repairs. Repairs have been ongoing since the

District took over from the county in 2002. It was suggested to have an article regarding the project and what the \$100,000 is paying for added to the Mesa Cortina website. *A motion was approved to have the CPOA contribute up to \$100,000 to the Mesa Cortina Water and Sanitation District to be used towards the 2011 sewer line I&I project.*

Approval of Minutes. *The August 21, 2010 minutes were approved as written.*

Treasurer Report. Rich White presented the Treasurer report. The financials ending July 31, 2011 and the 2012 Budget were made available at the meeting. The only big change in the financials from last year was the increase in legal fees. A large part of the cost was spent to review the Covenants after an owner questioned the approval of the Board of a property addition. *The 2012 Budget was unanimously adopted.*

Home Owner Education. Rich White reminded everyone attending that there is a website www.mesacortina.com where all the governing documents of the CPOA are available.

CPOA Board Activities. There has been a lot of discussion in past meetings about the lack of timely response to important items such as rules enforcement, architectural reviews etc. It was apparent that there was a lot of time spent personally on projects. The Board looked into hiring a management company to assist with various duties that have become overwhelming. The expense would be covered within the existing budget and would be reevaluated next year. *A motion to act within the budget and engage a management company was unanimously approved.*

Architectural Review Committee (ARC). There was no activity to present at this time.

Request for Additional ARC members. There was a request made for at least two new ARC committee members. Mike Bratlien and Dave Petersen volunteered.

Old Business. There was a discussion regarding the approval of the revised ARC Guidelines. The guidelines had been worked on for the past two years by an ad hoc group and were posted on the website. Two comments were received. Both of the suggested changes had been made. One was the addition of manufactured stone and the other was that any solar alternative could be considered. Both changes were in Appendix I. An owner attending expressed his concern with the way it was written in regards to the ability of an adjacent landowner being able to veto a decision approved by the Board. After discussion, it was suggested to approve the ARC Guidelines as they are currently written as these are better than the existing guidelines and any other changes could be made. *A motion to accept the amended ARC Guidelines as they stand with the stipulation that the amendment of landowners veto power be removed was approved.*

Election. *Nominated and unanimously elected to the Board of Directors to two (2) year terms were: Sylvia Dowty, Jeff Burke and Jeff Leigh.*

Other. There was a "Big Thank You" to Bob Noonan for all his work on the board. The website for the association is www.mesacortina.com.

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

The meeting was adjourned at 12:23 PM.