

Cortina Property Owners Association
Semi-annual Owners Meeting
Saturday, August 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 27 properties representing a quorum. The members of the Board introduced themselves. Board members present were Richard White, Sylvia Dowty, Jeff Leigh, Gale Roberts, Roger Bohart and Jeff Burke.

Minutes. *The minutes of the February 18, 2012 meeting were unanimously approved.*

Emergency Preparations. Mesa Cortina resident and current Red White and Blue Fire Chief Lori Miller provided a summary of how owners could prepare for emergency evacuations and sources of information. Mesa Cortina owners have done a good job in creating defensible space around their properties. A Ready, Set, Go brochure was distributed at the meeting that provided guidelines to being prepared. The information is available at www.wildlandfirersg.org. Check lists included preparing your home with defensible space, family evacuation plans, items to take with you from your home, and water and food needs at shelters. Lori emphasized owners should not be afraid, but prepared. Summit County has a reverse 911 system to land lines. Residents can sign up for notices from www.scalert.org by email and text. Questions addressed included the suggestion to leave early as it could take up to three hours to evacuate the area. For fire emergencies, leaving a hose connected, shovels, rucks and a ladder can help fireman protect your home. Items on decks should be taken inside the home, the house should be locked and the porch light left on. Well maintained roofs are important to protect your home as most wildfires spread to homes by embers on the roof. The website www.iciweb.org will provide information on all major wildfires active in the United States. Lori encouraged owners to support the mill levy increase that will be on the November ballot. The Red White and Blue Fire District (Breckenridge) and the Lake Dillon Fire District are currently discussing the merger and consolidation of the two departments. Lori indicated there were no County policies that would help enforce cleanup of owners slash piles that are a fire hazard.

Property Management. The Cortina Owners Association has contracted with Mountain Systems for management of the Association. Mountain Systems also does the Mesa Cortina Water and Sanitation District. The contact number is (970) 668-5500 and is on the bills sent for the District and Association. The website is www.mesacortina.com. Owners are requested to provide email and phone numbers to allow contact for emergencies. ACH (direct payment) is available for payment of the quarterly water bills.

Slash. A concern was raised regarding owners who do not clean up the slash on their property placing their neighbors property as risk for fire. There was a discussion regarding if the Association can clean up properties and bill the owners. Collection of costs was a problem when the pine beetle work was done for some owners. The meeting notice included a request for owners to clean up their properties and the Association has sent some owners letters to notify them of the clean up needed. There was a discussion

of the prior clean up of slash arranged by the Association. There was a discussion regarding specific properties that were a concern and some neighbors indicated they would work with owners to contact them and assist in the cleanup.

Noxious Weeds. All owners should monitor their property for noxious weeds. The Water and Sanitation District is arranging with Summit County weed control to spray for noxious weeds in the open space that was disturbed by the 2010 sewer line work. The County cannot spray weeds on private property. Dry weather since the sewer line work was done has not helped in the re-vegetation of the area. More information on noxious weeds and their control can be found on the Summit County webpage www.co.summit.co.us.

Convent Controls. The Association is responsible, based on its governing documents, to enforce covenant controls. Enforcement has been difficult since the inception of the Association. Fences in Mesa Cortina are only allowed with approval based on specific standards and limitations. With the loss of many trees in the area, some fences not previously approved are more visible in the neighborhood.

Treasurers Report. A financial summary through July 2012 was available at the meeting and on the website. Treasurer Rich White provided a brief review of the financial report, the line items listed, and the variances from budget. The financial summary included an estimate of the 2012 year-end. The Association is expected to have a net income of approximately \$19,000 for 2012. A preliminary 2013 budget was included on the summary with a budgeted net income of \$18,000. As of the end of July 2012, the Association has \$67,500 in cash on deposit. The accounts receivable includes a substantial balance for prior late fees that may not be collectable as they represent over 80% of the balance due. There is a special receivable of over \$5,000 from the cleanup of a property that the owner later filed for bankruptcy on and the Association only received limited payments on. Association fees are a lien on the property that is collected on transfer of the property. While the Association may have available funds to clean up problem properties, there is a question if the Association has the legal right to access private property without owner approval.

Mesa Cortina Water & Sanitation. Jeff Leigh, Water & Sanitation District manager presented an update on the District operations. The District replaced 1,400 feet of sewer line in 2011 that was partially funded by a \$100,000 grant from the Association. Nearly 3,000 feet of sewer line has been replaced over the last two years and it appears the replacement has substantially mitigated the Inflow and Infiltration (I&I) problem with flows to the Joint Sewer Authority (JSA). \$240,000 has been spent on the I&I mitigation with \$200,000 funded by the Association. The work resulted in the JSA waiving all penalties for excessive I&I flows. The District is planning a replacement of 1,500 feet of water lines on Lake View Drive and Solomons Lane later in 2012. Funding of the water line replacement will be partially funded by a \$175,000 bank loan. The District has had 22 water main line breaks since assuming control from Summit County in 2003. The District budgets \$25,000 per year for break repairs. The lines being replaced are old 4" lines that from the history of prior breaks were in the worst condition.

The District was working with the State of Colorado to add chlorination to the water supply. Currently, the District operates under a chlorination waiver. Most public water supplies in the United States are chlorinated. Approximately half of the water delivered by the District is from Buffalo Mountain Metro District and is already chlorinated.

The Bashore well at the base of the hill is not in use at this time. The well produces a lot of water, but would require treatment to be used. The well is an available option in the future.

Architectural Review Committee. Committee Chairman Jon Whinston presented a report of the activities in 2012. The Association is holding 14 deposits for projects that most have been completed long ago. The deposit list is still being reconciled prior to contacting owners regarding returning the deposit. The current deposit requirements are 10% of the project not to exceed \$5,000. Owners are reminded that the Documents agreed to by all owners as part of their property purchase require them to bring any exterior improvement projects to the Architectural Review Committee for approval. Approved projects are required to be completed within 15 months. The Committee has some flexibility to approve projects that they believe enhance the property, but do not specifically conform to the guidelines. One example is the requirement that all garages be attached to the home. Jon suggested the word “attached” be removed from the guidelines as properly designed detached garages are appropriate for some properties and particularly for older homes. There was a discussion regarding the size of the garage required. *A motion was approved to amend the guidelines to remove the word “attached” from the design guidelines with one owner attending opposed.*

Board of Directors. The Documents allow between five to nine board members. There currently are eight members on the board with one vacancy. The terms of Dave Matthews, Gale Roberts, and Rich White end with this meeting. Sylvia Dowty was moving from Mesa Cortina. There were no volunteers for the board at the meeting. *A motion was unanimously approved to re-elect Dave Matthews, Gale Roberts and Rich White to two year terms on the board. There are two vacancies on the board.*

Other. There was no owners picnic scheduled after the meeting this year. An owner commented that dogs running loose in the open space were harassing moose. If an owner observes dogs running loose, please contact Summit County Animal Control.

Next Meeting. The next meeting would be Saturday, February 16, 2013.

The meeting was adjourned at 11:26 PM.