

**Cortina Property Owners Association  
Semi-Annual Owners Meeting  
Saturday, February 15, 2020  
Silverthorne Council Chambers**

The meeting was called to order at 10:02 a.m.

**Attendance:**

- Board members and owners introduced themselves.
- Board members in attendance were Jeff Leigh, Dawn Darling and Jamie Bailey.
- 28 properties were represented, including 8 by proxy.
- A quorum was established.

**Minutes from August 17, 2019 Meeting:**

**A motion was made by Stan Wagon, seconded by Eric Olson and passed unanimously to approve the minutes from the August 17, 2019 meeting.**

**Announcements:**

- The amendment to the Covenants which was presented at the August 17, 2019 meeting passed. It has been registered with Summit County and is posted on the website. 70 owners did not vote.
- \$75,000 has been invested @ 2.2% with First Bank.
- Mountain lions are active in the county.
- There are reports of people feeding foxes. It is illegal to feed wildlife in Colorado.
- In February 2019 the Bylaws were revised and passed with regard to outdoor lighting being dark sky compliant. Dawn Darling suggested that an email or letter go out to owners regarding the outdoor lighting regulations, not feeding the foxes and not leaving trash cans out. Another owner suggested adding a note on the water and sewer bill.
- Maintaining fire defensible zones around homes was discussed.
- Summit County maintains a hotline for problems with Short Term Rental properties. 970-368-2044
- Short Term Rentals (STR's) and new construction must be dark sky compliant.

**New Business:**

- **Stan Wagon's term on the Board of Directors**
  - Stan Wagon's term on the Board of Directors expired in August, 2019.
  - **A motion was made by Jeff Leigh, seconded by Art O'Hayre and passed unanimously to elect Stan Wagon to the Board of Directors through August, 2021.**
- **Fencing**
  - Fences can be allowed in the Covenants but it is up to the Architectural Review Committee (ARC) to decide. The Covenants are very difficult to change.

- The Bylaws mention the size of fences and the types of materials allowed. The Bylaws are easier to change than the Covenants.
- There have been 3 illegal fences reported recently:
  - 1 fence was previously approved
  - 1 fence is being discussed with the ARC and the issue may soon be resolved
  - 1 fence on Royal Redbird has not been approved, is large, and the owner has been unresponsive
- Size of fencing was discussed. Bylaws currently allow for 250 square feet of fencing for a dog run or privacy such as for a hot tub. Would 750 square feet be more reasonable, or something in between?
- A suggestion was made that the wording in the Bylaws might be changed from “Fencing in general is *discouraged*” to “*restricted*”.
- **A motion was made by Jonathan Whinston, seconded by Randy Rehn and passed unanimously to allow the Board of Directors to consult an attorney to send a letter to Dawn Mlatecek regarding her unapproved fence at 206 Royal Redbird.**
- **Can the HOA lend money to the Water District:**
  - It appears that the HOA can legally lend money to the Water District.
  - In the past, the HOA has given money outright to the water district, and it was suggested that is reasonable and is simpler than a loan.

#### **Mesa Cortina Water & Sanitation District Report:**

- Jeff Leigh gave the Water District report.
- The rates have been raised 3% and an additional tier of water usage above 35,000 gallons has been added.
- High water usage has been seen in several houses.
- Infiltration of ground water into the sewer system was found in April, 2019. 3-4 entries were repaired last summer, all were private homes.
- There were some water main breaks last year.
- There are plans to replace some of the lines but there is a labor shortage in the county.
- EQR’s (Equivalent Residential Unit) for sewer capacity are being redefined. 1 EQR = a 3 bedroom / 3 bath house.
- The water tank is in good shape.
- Manholes will be fixed this summer.

#### **Treasurer’s Report:**

- Jeff Leigh gave the Treasurer’s report.
- There are 249 properties.
- The HOA has ~\$218,000 in cash.

#### **Architectural Review Committee Report:**

- Jonathan Whinston gave the ARC report.
- No new houses are being reviewed.

**Misc. Discussions:**

- There has not been a formal report issued on the fire above Mesa Cortina.
- Do we want to have a picnic in August? Should it be catered?

**Action Items:**

1. Stan Wagon will compose a letter to be sent to all owners reminding them of certain rules that are violations: fencing, lighting, feeding foxes, etc. The letter should be short and focus on the issues that are arising and are important.
2. Jeff Leigh will check with Summit County Open Space about having a picnic after the August meeting. Jonathan Whinston and Stan Wagon will investigate caterers
3. Consider a possible motion to revise the Bylaws concerning the fence policy to present at the August meeting. Stan Wagon will suggest word changes.
4. Stan Wagon will arrange a meeting with the Willis Law Firm concerning preparing a letter to the owner with the unapproved fence.
5. Consider compiling a list of addresses and owners that are licensed with the STR department in Summit County. The County list is public record.

The meeting was adjourned at 11:35 a.m.