

**Cortina Property Owners Association
Semi-Annual Owners Meeting
Saturday, August 19, 2017
Town of Silverthorne, Town Hall, Council Chambers**

Board President, Gene Bygd called the meeting to order at 10:05 AM.

Attendance:

The members of the Board introduced themselves. Board members present were Gene Bygd, Richard White, Dave Matthews, Steve Weinberg, Jeff Leigh, David Burford. Board members absent were Stan Wagon and Art O'Hayre. The meeting was attended by owners representing 32 properties with 13 proxies received for a total of 45, plus 7 Board members for a total of 52 properties represented. The quorum of more than 10% of properties was established. Also attending was Tanya Shattuck, Zone Code Enforcement Officer for Summit County and Michael Kurth, as the financial administrator for the Cortina Property Owners Association (CPOA) and Mesa Cortina Water & Sanitation District

Zoning Code Enforcement

- Tanya Shattuck, Zoning Code Enforcement Officer summarized her position with Summit County Government. As Code Enforcement officer she responds to complaints filed by homeowners concerning violation of county code.
- Tanya mentioned that complaints can be filed on the county website totally anonymously or by calling her or leaving voice mail messages.
- Some of the issues that Tanya has dealt with in the Mesa Cortina neighborhood relate to unlicensed vehicles, vehicles improperly parked, RV parking, sheds, exterior lighting issues, wedding or events at a home, and trash.
- Tanya stressed that they are available to help in sensitive issues with your neighbors.
- Tanya's contact information is (970)668-4211 tanya.shattuck@summitcounty.co.gov
- Tanya also answered questions from the group with regard to specific issues.

Minutes

- *Eric Olson moved to approve the minutes from the August 20, 2016 and February 18, 2017. Motion was seconded by Dawn Mlatecek. Motion was approved.*

Election of Board of Directors

- The Board position of Gene Bygd, Jeff Leigh and Art O'Hayre are expiring with this meeting. Gene Bygd and Jeff Leigh agreed to run for another term. Art O'Hayre would like to step down from the Board.
- The Board size requirement is a minimum of 5 members and a maximum of 7. Gene asked for any volunteers to serve on the Board. There were none at this time.
- A motion was made by Bill Darling to re-elect Gene Bygd and Jeff Leigh to the Board of Directors. Motion was seconded by David Murray. Motion carried.*

Board Report

-Gene briefly reviewed some of the issues that were raised earlier in the meeting by Tanya with regard to code enforcement. He reminded the group, that in addition to the County Code, the Association has additional rules that govern the Association through the Protective Covenants of the Cortina Property Owners Association. Please visit the website mesacortina.com under governing documents for a more detailed description of those provisions.

-Gene informed the group that, Mike on behalf of the Board, has recently sent notices to property owners with regard to unlicensed vehicles, trash and fallen trees. The Board is working with these owners to get the issues resolved.

-Gene informed those present the protocol for resolving homeowner issues. The Board would first like to encourage owners to resolve issues on a neighbor to neighbor basis. If the issue does not seem to get resolved, the Cortina Property Owners Association Board and the Summit County Code Enforcement officer are available to help

-There was a discussion with regard to the Royal Buffalo Y intersection. It was noted that the County was considering making some changes to that intersection. The Board (Jeff Leigh) has been in contact with the Road and Bridge Department to be sure the Homeowners Association would have some input to any proposed change to that intersection. At this time the County has no proposed change to the current intersection configuration and will be in contact with a timeline for getting the road repaired.

-Owners expressed concerns with regard to the poor condition of the road and intersection.

-The owners suggested that individual owners contact the Road and Bridge Department directly to spur some action with regard to getting the road fixed and intersection repaved. Gene will e-mail the contact information for our county commissioners and the Road and Bridge Department.

-Jeff will continue to work with the Road and Bridge Department to get the road work completed.

-David Katz volunteered to form a committee to look into alternatives to working with the Road and Bridge Department for road maintenance within the subdivision.

Fire Mitigation

-Gene highlighted an evacuation checklist website that is included on the agenda in the event that homeowners were ever asked to evacuate their homes.

<http://www.phantomranch.net/community/evaclist.htm>

-Gene reviewed the Summit County chipping program which will be in the Mesa Cortina neighborhood the week of August 28th to pick up slash piles.

Architectural Review Committee (ARC)

-There was no report from the Architectural Review committee. The committee members are Jon Whinston, Dave Peterson and Susan Hill. Please refer to the website for the Architectural Guidelines and application for construction projects to your property.

Treasurer Report

-Rich White reviewed the Treasurer report as on July 31, 2017.

-Income Statement: Income and expense are tracking nicely to the budget. The year to date net income is \$19,603.

-Balance Sheet: \$9,800 is currently outstanding from property owners for annual dues. Total Current Assets \$122,237. There is \$15,000 in liabilities for deposits that the Association is holding for current construction projects. Current Association Equity is \$106,184

-Gene informed the group that electronic ACH payment of Annual dues is now an option for homeowners. Please see the website to obtain the form to initiate this function.

Mesa Cortina Water & Sanitation District

-Jeff Leigh, Water and Sanitation District Manager, presented an update of the District.

-Jeff reviewed the water line projects completed within the last year.

-Jeff also reviewed the work done to improve Inflow & Infiltration to the sewer system.

-Jeff also informed the owners of the progress of the possibly of independence from Buffalo Mountain Metro District for water purchases.

-The Water and Sanitation District meetings are at 5 PM on the first Tuesday of each month at the Silverthorne Fire station. All are welcome to attend.

New Business

-It was noted that there was some interest in bringing back the home owner picnic after the August meeting. Please let the Board know if you would like to help organize the annual event.

-It was also suggested that the neighborhood get a more robust communication platform.

-Owners suggested using the "Next Door" computer app to enhance the lines of communication between neighbors. Gene will look into "Next Door" in more detail.

-It was also noted that there is an open spot on the Board should anyone express interest.

Next Meeting The next meeting would be Saturday, February 17, 2017 at 10 AM at Town of Silverthorne Council Chambers

The meeting was adjourned at 11:56 AM.