

Cortina Property Owners Association
Semi-annual Owners Meeting
Saturday, August 21, 2010
Town of Silverthorne Meeting Room

The meeting was called to order by President Roy Palmer at 10:11 AM. The meeting was attended by owners of ___ properties. Board members present were Dave Matthews, Art O'Hayre, Corley Friesen and Roy Palmer. Also attending was board member and Mesa Cortina Water and Sanitation District Manager Jeff Leigh.

Fire Mitigation Presentation. Dan Moroz, Fire Inspector for Lake Dillon Fire Rescue, presented an overview of the Mountain Pine Beetle with slides and handouts. He stated the area will never be free of the bugs and they will continue until their food source has been depleted. The lodgepoles located in Summit County are mature with a life span of 100 to 150 years. The trees have become stressed by the changes in climate and drought over many years. You can tell if a tree is infected by areas of pitch on the bark which is the trees way of trying to push out the larvae. The larvae then cuts off the capillary action which causes the trees to die due to the inability to draw water. The trees become very dry and brittle making it easy for them to blow over or break high up. Affected trees may look healthy but come next spring they will start to show signs of dying. The beetle arrived in 1994 and the trees began to fall in thinned stands within three years and five years in heavier growth areas. This has now become a major concern for hikers, property owners and the local infrastructure. The beetle is now moving towards Denver and is beginning to infect the ponderosa Pines. The next "nemesis" is the Twig Beetle which affects the trees that are 4 inches in diameter or less causing the bark to flake off. He suggested the need to thin out the stands of pencil thin trees in order to keep this beetle out.

As Mesa Cortina and Wildernest are surrounded by fuel and as fire moves uphill, Dan asked how you would survive a wild fire. Discussed was how to protect yourself with the use of fire mitigation on your own property. The question of a fire in our area is "not if but when". The amount of fuel in the area is huge so homeowners should ask themselves "not what can Mesa Cortina do for them, but what we can do for Mesa Cortina" in the terms of creating a defensible zone around their homes. You can spray for the pine beetle, thin the tight stands of trees, keep grass short, remove slash, remove the lower limbs on trees up to 8 feet high and maintain a 10 foot separation around the house. Dan suggested that everyone become involved and aware.

A question was asked regarding when the Forest Service will be removing the trees and slash left over from cutting last year. A new contractor has been hired and the removal should start next spring and it should be completed by this time next year along with the debris left by Xcel under the power lines.

Approval of Minutes. *The February 20, 2010 minutes were approved. (O'Hayre/Matthews).*

Treasurer Report. Treasurer Corley Friesen provided a written report for 2010 that was available at the meeting and included the 2011 budget. The Association financial reports are prepared by Mike Kurth of Summit Bookkeeping. The Association gave \$100,000 to the Mesa Cortina Water & Sanitation District fund last year which affected the bottom line, but the HOA is recovering. There is not a big problem with dues delinquencies, but the Association will place a lien on the property if these are not taken care of. There were no questions regarding the financials. *The 2011 Budget was unanimously adopted. (Matthews/Friesen)*

Old Business. Roy Palmer, Association President, stated demand letters have been sent to several owners as there are still properties with dead trees which need to be removed. One owner has agreed to remove his trees in the next month. If no acknowledgement or work is done by the property owner, the Association will act to resolve this issue by having the trees removed at the owner's expense.

The Forest Service perimeter tree removal has a target date of October 2010 to 2011. You should see quite a lot of progress this year starting October 1st. The large lodge pole trees will be removed but not the aspens or spruce. New growth should appear in the next few years and if not in five years they will come back to reseed the area. In an agreement with the contractor they are allowed to leave anywhere from 3 to 15 tons of debris that can be up to several inches deep per acre. Some debris is needed for wildlife and reforestation. The Association will be monitoring the work and will inform them if it is felt to be unsafe.

Mesa Cortina Water & Sanitation. Jeff Leigh presented the Water and Sanitation District report. The District was formed in 2003. The current five members on the Board of Directors are Jon Winston, Billy Jack, Randy Rehns, Barry Westerland, and Chuck Gray. He stated there were four water line breaks this year so if you notice any water running or bubbling up on a road or property, to contact the District emergency number (303) 688-7072 or Summit County Dispatch (970) 668-8600 immediately as this will prevent our water tank from draining.

The District has been working on resolving the Inflow & Infiltration (I & I) problem for the past three years. Video of the last section of sewer lines have been completed. Now there is a complete baseline of our system. Four more manholes were sealed in an attempt to prevent surface run off to access the system. Work with the Town of Silverthorne's contractor to line 5,000 to 7,000 feet of clay pipe is underway. The \$100,000 grant from the Association was appreciated and half of the amount has been used to correct the I & I problem.

This summer the water tank was taken off line to correct the epoxy coating that was done three years ago. The tank is expected to be off line again next summer for an inspection to check if the work was done correctly.

The District held an election on February 2, 2010 and the ballot question to remove term limits on the Board of Directors was approved. Jeff stated elections are expensive to conduct.

The engineer for the District prepared a feasibility study for the test well drilled in the Bashore easement located near the old car dealership. The test well has sufficient water quantity, but the water quality is full of minerals, which would require Reverse Osmoses treatment. The study was to determine the cost to treat the water, pipe it to the distribution system, and to add a sewer line. The goal of the District is to be independent from Buffalo Mountain Metro District. The opinion from the study was there would be no great savings realized and the pay off would be long in comparison with the actual costs with Buffalo Mountain Metro. The Board has not made a final conclusion. If you are interested and wish to attend a District meeting, they are held on the first Tuesday of each month from 5 to 7PM at the Silverthorne Fire Station.

Architectural Review Committee. Committee Chairman, Tom Vandeventer, presented the committee report. The other two members of the committee are David Leonard and Jim Koegel. At the spring homeowners meeting, a committee was formed and charged with putting together guidelines to append the Architectural guidelines and procedures to the Bylaws. The revised Bylaws that were approved did not make any changes to the architectural guidelines. An adhoc committee was formed to look at the guidelines and to have a draft to the Board this spring to be

voted on at the August 2010 meeting. As there were additional questions, this will have to be voted on at a later meeting.

Currently there are 10 to 15 projects that are active with new proposals under review. Owners are reminded to talk to the ARC early during your projects conception and not at the last minute. Any changes or work to be done on your property has to be reviewed and approved by the ARC.

There was a discussion on how the Board becomes involved with following up on architectural infractions. The Association does have Rules and the Architectural Guidelines are enforceable as they stand now with some items open to interpretation. This is why the Board is reviewing each item on a case by case basis. Some infractions may need to be grandfathered in. The Guidelines were first written in 1987 and were rewritten in 1991 so there are some issues that have to be dealt with now. The Board is looking at getting more specific so if owners are nonconforming, the appropriate action can be taken. This can also be an expensive process with attorney fees, liens and court costs. The committee has been doing a great job and has taken a lot on. In the past there was not a lot of action taken.

Election. *Nominated and elected to the Board of Directors to a two (2) year term were: Dave Matthews, Art O'Hayre, Gayle Roberts and Richard White. (Unanimous).*

Home Depot / Lowes status report. The Silverthorne Neighbors a.k.a. Citizens For A Strong Silverthorne (CSS) presented a brief summary regarding the issues that would take place if both the Home Depot and Lowes would be built in Silverthorne. The town needs the sales tax revenue these stores would generate. Don Sather, owner of BigHorn Materials spoke stating the impacts would be significant in regards to added traffic, pollution, environmental and quality of life in Silverthorne. It was suggested that everyone that is not in favor of the "Big Boxes" being built should write a letter to the Silverthorne Town Council, Summit County Commissioner Karn Stiegelmeir and the Summit Daily News. A list of issues, Contact Information and a sample letter was provided to everyone attending and is a part of these minutes. The group reminded owners it was not too late to make a difference in the projects if interested.

Other. The website for the association is www.mesacortina.com. The next meeting would be Saturday, February 19, 2011.

The meeting was adjourned at 11:50 PM.