

**Cortina Property Owners Association
Semi-Annual Owners Meeting
Saturday, February 17, 2018**

Town of Silverthorne, Town Hall, Council Chambers

Board President, Gene Bygd called the meeting to order at 10:02 AM.

Attendance

The members of the Board and owners attending introduced themselves. Board members present were Gene Bygd, Dave Matthews, Arthur O'Hayre, Stan Wagon, Steve Weinberg, Jeff Leigh. The meeting was attended by owners representing 19 properties. With the addition of the proxies, a quorum was established. Also attending was Michael Kurth, as the financial administrator for the Cortina Property Owners Association (CPOA) and Mesa Cortina Water & Sanitation District.

Minutes

Jon Schuette moved to approve the minutes of the February 18, 2017 and August 19, 2017 meetings. The motion was seconded by Diego Martinez-Vivot. Motion passed.

Board Report

Gene informed the group that there are currently 7 members on the Board of Directors for the Cortina Property Owners Association. There are 3 vacant positions if anyone is interested in serving. The maximum per the governing documents is 10 members.

Old Business

- 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 Summit County code enforcement officer are available to help.

-Gene expressed concerns with vehicle parking. One issue is on-street parking which is against county regulations. Stan informed the group that a temporary permit for on-street parking can be requested through the county if you are having a gathering at your residence.

-There are also other violations concerning the parking of unlicensed vehicles which is also a county violation. If you notice any such violation you can contact the county and ask that they have the county code enforcement officer contact the property owners to get the problem resolved.

-Unscreened trash containers are also a violation of the Association rules. Please let the Board know if you see any violations so those concerns can be addressed.

-There had been a few complaints with regard to a property with excessing stuff/junk on their property that was considered an eyesore. The Board was successful in getting the owner to clean it up and properly dispose of the items.

-There were also concerns with regard to a lot that had many dead standing and down trees creating a neighborhood fire hazard. Some of the trees had also blown down into a neighboring property. The Association contacted the owner and the situation has been resolved.

-Gene mentioned the importance of Fire Mitigation to protect your property and neighboring lots. There was discussion of the county chipping program, and that this a good option for owners to get rid of excess trees and brush from their property.

-Gene also noted that the county has repaired the Y intersection at Royal Buffalo and Lord Gore. There was some consideration on re-configuring the intersection but it is not going to happen at this point. There have been ongoing concerns with regard to safety and the speeds on Royal Buffalo Drive. One owner suggested that the trees on Lake View Drive could be trimmed or removed to allow for better line-of-sight in that area.

-Gene also asked that owners assist with keeping fire hydrants clear during the winter months. Keeping the hydrants clear gives fire fighters additional time to tend to fires that might otherwise be spent digging out fire hydrants. It was suggested that the association hire someone to clear out the areas around the hydrants. Gene will investigate those possibilities.

-Gene also addressed the issues of outside lighting and light pollution within Mesa Cortina. If you have exterior lights please be sure they are aimed down and are not shining on your neighbor's property. The county does have some regulations with regard to lighting, and can be contacted, if there are any issues with a neighbors lighting infringing on your property.

-Gene also informed the group about the use of an "app" called "Next Door". This is an attempt to help increase communication amongst property owners and the Board. He encouraged owners to sign up for the app in order to receive notification from their neighbors regarding things happening in the neighborhood, such as squatters camped in the area, bears, coyotes, moose, etc.

Mesa Cortina Water & Sanitation

-Jeff Leigh gave a quick general background on the Mesa Cortina Water & Sanitation District. The Mesa Cortina Water & Sanitation District is in a good financial position and is continuing to improve infrastructure of the water and sewer system. Inflow and infiltration into the sewer lines has been an ongoing issue. With upcoming spring melt the District will be putting video cameras into the sewer lines to locate any excessive problems. There will also be repairs to the water tank in the near future. Jeff also informed the owners that with the current water meter system, we are able to see if there is continuous water flowing through your meter which has been a great tool to alert owners of potential problems or leak within a home. Jeff also noted the current Board members on the Water & Sanitation District are all continuing to serve, so there will not be a need for an election of Board members this spring.

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 if you plan to do any building or modifications to your property.

Treasurer Report

-Michael Kurth presented the Treasurer report through the 12-31-18 end of year. The Association is in good financial position with approximately \$131,000 in the bank

account and \$106,000 in equity. At the end of the year, there was \$25,000 in Architectural Development Review on account.

New Business

-Stan Wagon informed the owners of the possibility of re-instatement of a vacated lot line request by an owner. Stan asked owners for their opinion on the question, of if dues should be collected for the period the lot line was vacated. It was the general sense of the membership that we need to wait to see what happens with the County's ruling on the re-instatement and the Mesa Cortina Water & Sanitation District position.

-The idea of having a dedicated trash service provider for the Association was raised. The Board will investigate further and see if there are viable options for the owners.

-The idea of burying power lines was also brought up. It was noted that burying the lines has many benefits but the cost is very expensive. It would probably be something that individual owners would need to pay for directly.

Next Meeting

The next meeting will be Saturday, August 18, 2018 at 10 AM at Town of Silverthorne Council Chambers. The Board would like to revive the neighborhood picnic after the August meeting. More information will be distributed prior to the meeting.

The meeting was adjourned at 12:01PM.