

Mesa Cortina Water & Sanitation District
Board of Directors Meeting
Tuesday August 4, 2016
Silverthorne Fire Station

Attendance

Board: Randy Rehn, Stan Wagon, Jon Whinston

Others: Jeff Leigh, District Manager; Michael Kurth, Summit Bookkeeping; Steven Weinberg, President, Cortina Property Owners Association

Meeting was called to order at 5:12 PM

Minutes: *A motion was made by Stan Wagon and seconded by Randy Rehn to approve minutes of the July 5th meeting as written. Motion unanimously approved.*

New Business:

BMMD: The Board discussed the opinion letter, as drafted by Noah Klug of The Klug Law Firm. There was discussion on possible next steps. The Board instructed Jeff to contact Noah Klug and Tim Flynn of Collins and Cockrel & Cole to obtain anticipated costs in proceeding with getting a “declaratory judgement” with regard to the contract with BMMD. Jeff was also to see if Tim is OK with Noah doing the work with respect to the contract.

Financials: Financial reports through 6-30-16, as distributed via e-mail, were discussed. Mike informed the Board that, with Jeff’s assistance, liens will be recorded on the 3 properties with outstanding balances in excess of \$1,000.00. The other delinquent owner in excess of \$1000 is under contract with an August closing date.

Also it was brought to the attention for the Board that the property at 102 Kings Court is listed for sale and advertised as having an accessory apartment, which is in violation of the Covenants of the Association as well as the MCW&S District and County zoning regulations. A certified letter was sent to the owner by Mike on behalf of the MCW&S District. The owner has contacted Jeff. Jeff will work with the owners to get the issue resolved.

Old Business:

Water Line Project:

- Jeff informed the Board that Alpine Bank is now requiring an IRS form 8083G to be completed, and a letter from our Legal counsel with regard to the Tax Exempt Status.
- Jeff will work with Alpine Bank and Collins, Cockrel & Cole to get the necessary paper work completed.
- Jeff informed the Board that the project is underway. Work on Aspen Drive is nearly complete and will be moving to Kings Court next week.

-Jeff informed the Board the 5 of the signs for dog owners to clean up after their dogs have been posted. Sign verbiage as well as sign placement was discussed.

Summer Projects:

-Jeff informed the Board of his plan to use a backhoe to remove some of the dirt that has slid down the hill and is resting against the foam insulation on the water storage tank.

-Jeff has scraped and ground off the top of the water storage tank and has coated the top with a 100% silicone product, another coat will be applied.

-All fire hydrants have been exercised and PRV's will also be exercised.

-There will also be some maintenance on manhole covers in various spots throughout the development.

I&I:

In Jeff's absence, Randy met with the owners at 366 Spring Beauty (Waderich). He informed the owners of the need to change the current connection to the sewer line. Owners have copies of sign off documents that the original connection work was completed properly. Owner agreed to fix the I&I issues on their property but are resistant to changing the connection to the sewer line. After some discussion it was agreed that the District might be willing to help with costs to connect properly once the project is underway. Jeff & Randy will continue to work with owners to correct the situation.

Jeff is also working with Snowbridge on properties located at: 1525 Royal Buffalo (Hubble) and 101 Thimbleberry (Bryan). It is also noted that the property at 1525 Royal Buffalo is listed for sale and the correction of the I&I issues need to be listed as a condition of sale.

Next Meeting:

The next Board meeting is scheduled for September 6th, at the Silverthorne Fire Station.

Meeting was adjourned at: 7:05PM