

CORTINA PROPERTY OWNER'S ASSOCIATION

Semi-Annual Meeting February 15, 2003

The semi-annual meeting of the Cortina Property Owner's Association (CPOA) was called to order by President Jon Whinston at 10:08 on Saturday, February 15, 2003. There were six board members and 38 other attendees present representing approximately 34 properties.

Treasurer Bill Greene presented the CPOA assets and financial results for 2002 along with the proposed budget for 2003. Following discussion and amendment the 2003 budget was unanimously approved. See "2003 Budget" listed on this website.

Jon Whinston thanked the membership for underwriting semi-annual BOD dinner meetings. The first one, earlier this month, was productive and appreciated.

The slash removal project resulted in the removal of large volumes of slash and ground cover from the Cortina area. Property owner participation was instrumental in getting significant reimbursement from the USFS for our efforts. Total cost of the program was about \$7,000 with the USFS paying for all but \$250. The Association thanks Billy Jack for his leadership role in making this project a success. It will be repeated at a "to be announced" date in 2003.

Joanne Hanson and Tom Estes, a forester with Preventive Tree Spraying, gave a status report and led a discussion of pine beetle problems and preventative measures. In 2002 there were 23 active beetle trees identified in Cortina. All were removed. This year 49 more trees have been identified, marked, and the property owners notified. It is hoped that the owner's positive action will again result in 100% removal. Preventative spraying of the trunks of pine trees must be done prior to the beetles flying activity. Timing, methods, costs and frequency were presented by Tom. His company will treat trees greater than 6" in diameter for \$10-\$15 per tree determined by the number of trees to be treated. Call early for scheduling treatment. (1-800-439-3904). Owners may treat their own trees using a pressure sprayer and SEVIN. The tree trunk should be sprayed to a height of 25-30 feet above the ground. Preventative treatment should be done before August when the beetles fly.

A fulsome discussion of the long delayed firebreak between Cortina-Wilderness and the National Forest led to David Matthews offering to seek further information from the USFS about the method of tree harvesting and costs involved. Jon Whinston will contact several property owners to revisit the issue of access corridors across their property to the forest. The fire break would be created by thinning the forest by about 35% rather than clear-cutting. It was indicated that CPOA would help fund landscape repair to the properties used for access if necessary.

The Mesa Cortina Water and Sanitation District (CWSD) has been formed. Recent voting resulted in the election of Bob Brockmeyer, Chuck Grey, Billy Jack, Jeff Leigh, Randy Rehn and Jon Whinston to the new CWSD BOD. The CWSD Board will initially focus

on developing a better understanding of the system, its operation, efficiencies, priorities, costs and the optimum level of preventative maintenance. Jeff Leigh has been employed on a part-time basis to act as the operational manager of CWSD and as the intermediary with Metro Services. The transfer date of systems operations remains unclear. Resolution of liability issues with the County over their prior operation of the system and preservation of existing water rights need to be clarified prior to CWSD accepting transfer of the system. Ernie Friesen offered to attend the next CWSD meeting and review prior work and documentation that he has done on water and sanitation issues in Cortina.

Water restrictions for Mesa Cortina water usage are anticipated for the summer. They will be mailed to the membership when developed.

The "speed humps" installed last fall are reducing traffic speeds. There also appear to be fewer vehicles using Royal Buffalo Drive to access Wilderrest. A reduced use of traffic control by County Sherriff personnel is included in the 2003 budget.

CPOA Protective Covenants, which we all agreed to at the time of property purchase, define the homes in Mesa Cortina as private residential, single-family dwellings. They are NOT to be used as business offices, storage lots or parking areas. There are currently several property owners in violation of these Covenants. Letters will be forthcoming to these owners. Please help everyone make Mesa Cortina a desirable, compliant, neighbor co-operative community. This appeal extends to proper pet control and barking dogs.

Damage to garbage receptacles and scattering of litter is occurring too often. The use of sturdy garbage containers and the timing of leaving the garbage for "pick-up" (and not "rip up" by animals or birds) is critical to managing this problem. Garbage may be deposited at the Waste Management office at 314 W 3rd in Silverthorne for \$2.00 a bag. Snowy Peaks Garbage will pick up at curbside or in your garage. Owners of rental units should make sure that their management company is in compliance with proper garbage handling. It will be getting worse when the bear leave their winter dens as the warmer weather arrives.

Meeting was adjourned at 12:02 PM.
Minutes by John Greene,
CPOA Secretary.