

CORTINA PROPERTY OWNER'S ASSOCIATION

Semi-Annual Meeting – August 14, 2004

The Semi-annual meeting of the Cortina Property Owner's Association (CPOA) was called to order by President Jon Whinston at 10:08 AM. There were six board members and fifty eight people representing about forty five properties present.

Treasurer Bill Greene presented the CPOA assets and financial status as of July 31, 2004. A summary of this statement prepared by the CPOA accountant, Michael Kurth is attached. Bill then presented and discussed a proposed change to the CPOA By-Laws to better reflect the duties that the Treasurer is performing.

A motion was made to accept this Amendment to the By-Laws, the vote to approve the proposal was unanimous.

Ron Cousineau of the Colorado State Forest Service presented the latest information on the forest fire buffer zone being established between the developed properties of Wilderrest and Mesa Cortina and the adjoining National Forest lands. Initial work has begun on the project which will thin (not clear-cut) trees in a 200 foot wide corridor around these developments. This action may not prevent a fire from crossing the fire break but will assist fire fighting crews in reducing the uncontrolled spread of a fire in or out of areas adjoining the fire break. Ron has contacted several Cortina property owners who have undeveloped lots adjoining the forest seeking to get permission to cross these lots next summer when the commercial timbering and log sale is working the forest area bordering Mesa Cortina. This phase of the project is budgeted for 2005.

David Matthews volunteered to head a group that will investigate and formulate fire mitigation guidelines for individual homes and properties.

Jon Whinston and Jeff Leigh reviewed the Mesa Cortina Water and Sewer District organization, operations, and finances. Generally they are pleased with the performance and financial condition of the new District. The Water and Sewer Board is considering alternatives to the present system and

ways to improve management of the system. Mapping of curbside water shutoff valves is continuing. If a property owner knows the location of this valve, located between the residence and the street, it should be marked with a stake or marker to assist the contractor hired to conduct this valve location and mapping project.

The Mesa Cortina Water and Sewer District has a new website: MesaCortinaWater.com. This website contains rules, bylaws, management and board contacts. The regular monthly Board meeting is held on the 2nd Tuesday of the month at 5:00 PM at the Silverthorne Library. Property owners are welcome.

The slash clean-up project will be conducted again this year at a time to be announced. Individual property owners are encouraged to clean-up and remove slash and dead pine beetle trees. If an unattended lot in the subdivision is overrun with slash and debris Jerry Vest of Summit County administration can assist in getting the property owner to clean up a property.

JoAnne Hanson reported that all pine beetle infested trees identified earlier this year have not been cut and removed. There were 68 such trees in Mesa Cortina and 52 in the adjoining Open Space. Individual property owners are responsible for the removal of these trees once they have been identified and the owner notified.

A Cut Above Forestry has been used for cutting and removing dead trees. CPOA will pay for the inspection and identification of newly infected trees again this year. Individuals are also encouraged to spray the trunk of pine trees over 4" in diameter with Sevin in June. Tom Estes at Preventative Tree Spraying has been used by a number of property owners for such spraying.

There have been an increasing number of owner complaints about Covenant violations. Inappropriately parked cars, trailers, RV's, and commercial vehicles are appearing more often in the neighborhood. Tents, dumpsters, and other structures are permitted on a temporary basis but not long term. The Board encourages individual property owners to exercise more initiative and firmer enforcement in dealing with these persisting Covenant violations.

A motion was made and passed that calls for the establishment of a "Committee of Committees" that will

review the organization and functioning of the COPA Board. This group will be appointed by the Board, led by Ernie Friesen, and will make recommendations on how to better manage ongoing issues such as pine beetle, slash clean-up, fire prevention, and Covenant violations.


A discussion of fencing policy concluded that fencing is not covered in the CPOA Covenants. Currently the Architectural Review Committee guidelines discourage the installation of fences.

It was proposed that a Mesa Cortina sign be erected at the Royal Buffalo Drive entrance to Mesa Cortina. Corley Friesen will head a committee to assess the possibility of putting up such a sign. A motion was made and passed to fund the initial investigation into the signage project with \$1,000.

Thank you to Corley Friesen and the volunteers for providing a tasty picnic following our meeting.

Meeting adjourned at 12:25 PM.

Minutes prepared by,


John Greene
CPOA, Secretary

Remember: www.Mesacortina.com has good info on pine beetle, noxious weeds, and fire protection.