

Cortina Property Owner's Association Meeting, August 20, 2005.

The meeting was called to order at 10:02 am by Jon Whinston, president. Board members present were Bill Green, Rod Balak, Corley Friesen, Jon Whinston, Jeff Leigh and Joanne Hanson.

51 Homeowners were present, and a few more came in during the meeting.

The Treasurer's Report was given.

Jeff Leigh gave a report on the Water and Sewer district. We had \$25,000 in the bank when we took over the district, and have at least that much now, even with the improvements we have been making. We had divers look at our holding tank and think it will be replaced in 10-15 years. We had a reduction in our Buffalo Mountain on the sewer pipe rental. We are not required to make a minimum payment to Buffalo Mountain for a year so that we can see how much water we produce. If the minimum payment is dropped permanently, it will probably save us some money. We doubled the output of our wells in July. Bob Brockmeyer has donated time to help measure the output.

We are planning on purchasing an easement on the Bashore property, which is at the bottom of the hill between Wilderrest and our subdivision. That would allow us to put our own sewer line in at a "guesstimated" cost of \$250-300,000. We estimate payback would be 10-15 years.

We still have significant inflow into our sewer lines. The sewer district threatens to fine us but has not done so yet. We will be looking at lining our pipes in 5 years or so. It is not a high priority item at the moment.

Our water system is pretty tight. The website for our water and sewer district is www.MesaCortinaWater.com. There you can find rates, rules and regulations and meeting info. The board meets the first Tuesday of each month.

Joanne Hanson presented the Pine Beetle report.

We are suggesting that people spray their trees. It is the only way to save the ones you care about. Jan Wiswell made a motion, seconded by Judy Fannell, that the HOA should pay to spray up to 200 trees in the open space area behind the subdivision. The motion passed unanimously.

There was discussion on spraying all trees in the subdivision, but in the end the decision was made that each homeowner should do what he or she thinks is best in his/her own circumstances. Each owner should talk to his/her neighbors and encourage them to take care of their trees.

Anyone wanting to take dead trees for firewood out of the open space area should contact Brian Lorch at the county to ask permission. (Dead beetle kill trees can be used for firewood; those with active infestations may not, unless the bark is stripped off first.)

Jon Whinston noted that he has requested our Beetle survey crew to check our trees this fall, instead of waiting until spring. That will give us more time to arrange for the trees to be cut. In the past, the tree companies have had trouble getting to all of them before the beetle fly. The Board has the authority to have the beetle infested trees taken out if the homeowner doesn't. In prior years we have intended to do so, but have not done it.

This year we will do it and bill the homeowner for it, if we don't hear from the owner.

For spraying, contact Tom Estes, Preventive Tree Spraying 970-468-1254 or 800-439-3904. It was also brought up that a company named Timberline Tree Spraying uses less toxic chemicals. Contact Don Doty at 866-687-6811.

Dave Mathews gave a power point presentation on Wildfire Mitigation and a Wildfire plan. He asked for volunteers to form a committee to help put together our own fire mitigation plan. Steve Larson mentioned there is a product named Thermogel that costs about \$600 and will protect a home of up to about 2500 sq ft. It can be applied with a hose and coats the home to protect it from fire. Bill Heinz and Steve Larson volunteered for the committee.

The MesaCortina.com website has been experiencing technical difficulties. It will be turned over to and run by the HOA.

Corley Freisen said that she has had phone calls from people stating that they do not want a subdivision sign installed, so she asked for a show of hands. A motion was made to vote on it. Discussion ensued with the pros being that the neighborhood would be easier to find, and the cons that we would lose some privacy and it would add to sign pollution. A vote was taken and the majority was against the sign.

New Business.

JoAn Hutchinson moved to put up "Mutt Mitts" at the Mesa Cortina trailhead and the trailhead at the end of Royal Buffalo and Larkspur. Roger Bowen seconded. Wildernest already used them and the cost would be approximately \$200 for 2 posts and 800 bags. The plastic is degradable and breaks down if left in the woods. The motion carried. An amendment was suggested to place them on our streets too, but it was decided to try the two at the trailheads first and see how much they get used.

The picnic is around 12:30 at Doug and Mary Schwartz's at Royal Buffalo and Thimbleberry.

Jon Whinston made a motion to donate \$500 to the Continental Divide Land Trust. It was seconded by Joanne Hanson and carried.

The Colorado Division of Wildlife is requesting that people seeing Moose contact the DOW with location information, number of animals, color, sex and any other information you might have.

Question: do we pay the Sheriff to catch speeders? Answer: yes.

Question: how do we control broken down cars etc. Answer: we have sent letters to violators. There is a county code limiting large trucks and the county can be called in those instances. A suggestion was made that we review our covenants and see about putting some teeth in them so that we can enforce them. However, it was brought up that it will take a 2/3 majority of homeowners to change the covenants and that would be difficult to get.

There was discussion about the possibility of a road going from Wildernest to Frisco. Gray Pierson would like to know if there is local support as the issue is not dead yet. The Board has not taken a position on the issue.

A suggestion was made that people leave a 100' hose outside their homes during fire season, especially if they are second homeowners, so that neighbors could help put out a small fire if need be (after calling 911!)

A request was made that people turn off their outside lights at night and not leave them

The meeting was adjourned at 12 noon.