

Cortina Property Owners Association
Semi-annual Owners Meeting
Saturday, February 21, 2009
Town of Silverthorne Meeting Room

The meeting was called to order by President Don Parrett at 10:10 AM. The meeting was attended by owners of 25 properties. Board members present were Don Parrett, Joanne Hanson, Dave Matthews, Art O'Hayre, Corley Friesen, Roy Palmer, and Roy Piskadlo. Attending from the Mesa Cortina Water and Sanitation District were Manager Jeff Leigh and President Jon Whinston.

Secretary Report. The minutes of the August 16, 2008 meeting were posted on the web site and available at the meeting. A correction was noted that Jeff Leigh was the manager of the Water Board and not the President. *The minutes were approved unanimously.*

Treasurer Report. A written report for the year 2008 was provided by Corley Friesen at the meeting. Included with the report was January 2009 information to reflect the Association provided a grant of \$100,000 to the Water and Sanitation District for future capital projects. The application of Association reserves to water and sanitation capital projects had been authorized at previous ownership meetings. Association funds were invested in 1st Bank with interest of up to 2.8%. The report included a proposed 2009 Budget for Board and ownership consideration. The expenses in 2008 were \$19,966.55 compared to a budget of \$25,000. The 2009 budgeted expenses are \$22,700. There was a summary and discussion regarding the 2008 expenditures and the basis for the 2009 Budget allocation. *The treasurers report, including the 2009 Budget, was approved unanimously.*

Fire Mitigation. Patti Maguire, representing Colorado Blue Logs and FireWise, provided a short presentation on homeowner fire mitigation. Information regarding fire wise practices was available for owners attending. Patti referred to early spring as the "pre-green" season and recommended removal of dead trees and mowing dry grass 10 feet from the home. The Forest Service was considering allowing permitted tree removal by individual homeowners on public lands adjacent to the homeowner's land. There has been some discussion between the Towns and County regarding coordination in providing a tree slash disposal site. While Patti was no longer associated with the Wildfire Council, the Council remained active and current year grant applications would be taken beginning in April.

Protective Covenants. The Board had mailed ballots to all property owners regarding approval of recommended modifications to the Protective Covenants. The ballot deadline was February 16, 2009. Received were 80 ballots approving the revision and 9 ballots in opposition. However, as a 75% approval vote was required, there were not sufficient ballots received and the changes were not approved.

Forest Service Tree Removal. Board members Don Parrett and Dave Matthews had attended a Forest Service meeting regarding the defensible space removal adjacent to Mesa Cortina. The project was currently on hold as a result of a legal injunction originated by the California Chapter of the Sierra Club. At issue was if the Forest Service had properly defined the needs and scope of the project. Dave indicated there appeared to be a misunderstanding regarding the actual scope to remove problem lodgepole trees while retaining other species compared to the assumption that the scope was to remove all vegetation. The Forest Service was requesting assistance from homeowners to submit comments supporting the 400 foot buffer area work extending from Wilderrest to Sierra Bosque. Comment forms were available at the meeting for owners to

complete. As of the meeting date, it was anticipated legal authorization could be obtained in May to allow the work to be restarted in June. The court action did not affect the removal of any timber already cut. The entire project could take until 2012 to complete, but the expectation was it would be completed by 2010 in the Mesa Cortina area. *A motion was approved unanimously authorizing the Association to support the Forest Service defensible space project adjacent to Mesa Cortina* Additional information regarding the current status of the project is available on the web site www.mesacortina.com.

Defensible Space. Dave Matthews had coordinated with the Colorado State Forest agent Paul Cada to obtain a matching grant of \$37,500 for fire mitigation tree removal on owners properties in the western portion of the Cortina subdivision from October 1, 2007 through March 2009. The grant has been received and was available to compensate up to half of the verified costs spent by owners for tree removal. However, the actual match will be based on the total costs submitted. Owner labor can be included in the cost determination at \$17.50 per hour. Additional information on the reimbursement requirements are in the August 16, 2008 meeting minutes. Owners should submit receipts for reimbursement to Dave Matthews (PO Box 1848, Silverthorne, CO 80498 – (970) 262-6725) by March 20, 2009.

ByLaws. The modification of the Bylaws to update the dated document was part of the August 2008 meeting discussion. The draft Bylaws were posted on the website and distributed to owners by mail with the notice for this meeting. A motion was made to adopt the amended ByLaws and it was approved by a vote of 21 in favor and 4 opposed. However, on further discussion regarding the voting procedure and to provide sufficient time for all owners to review the amended Bylaws, the motion was withdrawn. After a length discussion regarding the Bylaws amendment, there was a committee formed to present a final version of the amended Bylaws to owners by July 1, 2009. Members of the committee were Chairman Dave Petersen, Clare Leonard, Tom Vandeventer, Bob Noonan and Board representative Corley Friesen. The committee work would include consultation as required with the real estate attorney who developed the current draft. There was a discussion regarding if the same committee would also consider the Covenant modifications for reconsideration by the ownership in the future.

Water and Sanitation District. Jeff Leigh, the Mesa Cortina Water and Sanitation District Manager, presented a written summary of capital improvement projects that were the basis of the request by the District for the \$100,000 from the Association that had been previously approved. The District was faced with Inflow & Infiltration (I&I) issues that resulted in a substantial overage of flow to the Sewer Plant during spring runoff. The District through three letters attempted to contact all owners to insure no sump pumps were connected to the sewer system. Sump pumps can flow to the outside, but not to the sewer. The District survey found 35 pumps with 14 connected to a sewer line. Most have been corrected with commitments from owners to correctly install the pumps by spring runoff. The District cleaned and video surveyed approximately 5,000 feet of sewer line in 2008 as part of the effort to resolve the I&I problem. There is approximately 22,000 feet of sewer line in the District. The Board will decide at the next meeting how much sewer line to survey in 2009. Other capital considerations of the District include replacement of sewer lines; replacement of water lines susceptible to breaks; meter replacement; and development of alternate water supplies. A test well in the Bashore easement found sufficient water, but it would require treatment to be usable. The District has meetings the first Tuesday of each month at 5 PM that are open to the public. District information including agendas, minutes, financial reports and budgets are available at www.mesacortinawater.com.

The meeting was adjourned at 12:07 PM.