

Cortina Ridge Property Owners Association
November 14, 2009

The Cortina Ridge Property Owner's Association annual meeting was called to order at 11:15 AM by POA President Hugh (Fez) Fairfield-Smith. Board members present: Sherri Leigh.

Other members present: Randy Rehn, Jon Whinston, Dana & Cindy Bargell, Jeff Leigh, Rich & Kathy Hakkarinen, Bob Laurence, George Potikan.

Review of November 2008 meeting minutes:

Clarifications were made to the 2008 minutes. Chuck and Jane Olson were in attendance at the 2008 annual meeting. Cindy Bargell make a motion to approve the minutes as amended. Jeff Leigh provided a second. Motion was approved.

Treasury Report/2010 Budget:

Sherri Leigh reported that as of November 14, 2009, there is \$25,355.48 in the POA checking account. Of this, \$9,700 is potentially refundable construction deposits held by the association until the completion of the houses under construction.

There was a discussion of the 2010 budget. Jon Whinston made a motion to approve the 2010 budget as submitted. Randy Rehn provided a second. The motion was approved. Sherri Leigh will look into insurance for the board members, which is in the budget.

Aspen Drive Fire Hydrant

Jeff Leigh, manager of the Mesa Cortina Water and Sanitation District gave an update on the disputed Aspen Drive fire hydrant that was a development requirement for the Cortina Ridge subdivision back in 1998. The hydrant was connected to the Mesa Cortina system instead of the Cortina Ridge system. Mesa Cortina considers the hydrant to be an unauthorized and illegal connection. Bob Laurence stated that permission was granted by the County. No recorded permission or agreements can be found relating to the connection. Recently the Buffalo Mountain Metro District has agreed in principle to compensate the Mesa Cortina Water and Sanitation District to keep and maintain the hydrant on the Mesa Cortina system. The agreement appears close. Jon Whinston made a motion for the Cortina Ridge POA to reimburse Mesa Cortina for \$200 for past legal fees relating to the hydrant. Cindy Bargell amended the motion to appropriate up to \$500 to cover future Mesa Cortina legal fees relating to legal review of the hydrant agreement. Randy Rehn provided a second to the amended motion. The motion was approved.

Architectural Review Committee.

Current members of the ARC are; Fez Fairfield Smith, Dana Bargell, Jeff Leigh and George Potiken. It was brought up that the Summit County Building Department is no longer requiring ARC approval prior to issuance building permits. The implications are that it will be more important for the Cortina Ridge POA to remind future owner wishing to develop their lots to contact the ARC early on in the design process as stated in the Protective Covenants. A reminder will also be sent out with the annual Dues notice.

Pine Beetle:

The POA is no longer contracting to have the infested trees marked for the pine beetle. Property owners are encouraged to spray their trees as a preventive measure. All dead trees and slash must be removed. Property owners are encouraged to remove newly infected trees prior to July 1st of each year to prevent further spread of the beetles.

Adjournment

Rich Hakkarinen made a motion to adjourn the meeting at 12:15 PM.

Minutes by Cortina Ridge Board

Next CRPOA meeting is November 13, 2010

2009 dues are payable no later than the annual meeting