

Cortina Ridge Property Owners Association

November 09, 2013

Annual Meeting Minutes

The annual meeting was called to order at 9:10 AM by Board President Hugh (Fez) Fairfield-Smith (term expires 2014). Board member Sherri Leigh was also present (term expires 2013). A quorum was reached, as 10 property owners were present.

2012 Meeting Minutes

Cindy Bargell made a motion to accept the 2012 meeting minutes as presented. Hugh (Fez) Fairfield-Smith seconded the motion and the motion carried unanimously.

Treasurers/Budget Report

Sherri Leigh presented the proposed 2014 association budget. After a discussion, it was decided to amend the 2014 budget to include up to \$500 to be used for a homeowner's party for next summer. Date and time to be determined. Barry Skolnick and Mike Brewer volunteered to organize the event. Jon Whinston made a motion to accept the change to the budget and Hugh (Fez) Fairfield-Smith provided a second. The motion carried unanimously.

As of 11/09/2013 there is \$12,232.65 in the checking account. The ongoing expenses for the association are Board/Sign Insurance, PO Box renewal and registering with the Secretary of State.

Election of new Board member

Sherri R. Leigh term expires at the end of 20123 Cindy Bargell made a motion to keep Sherri on the Board until 2015. Jon Whinston seconded the motion. The motion carried unanimously.

General Discussion

DORA : It was discussed if we should register our association with DORA. This is the Department of Regulatory Agencies in Colorado. Our association is non-CCIOA which stands for the Colorado Common Interest Ownership Act. As non-CCIAO HOA we do not have to register with the state for an annual cost of \$14. Benefits of joining would be if there were a future legal action taken by an HOA member. After a brief discussion, member decided not to register with DORA.

Sign Easement: Fez and Cindy Fairfield-Smith granted an easement to the association for the Cortina Ridge sign and was recorded with the County on October 28, 2013. Cindy and Fez will see if anything else needs to be done with the County.

Slash/Dead Trees: The issue of dead trees/slash on lots was discussed at length. A few lot owners complied with the letter sent out last summer, asking homeowners to clean up their lots of dead trees and slash. There are still a few lots that are not in compliance. A discussion followed regarding what can be done to get owners to clean up their lots and how much authority the HOA has to enforce the removal of dead trees and slash. Fire danger is the main concern. Last year Alpine Tree & Weed Services surveyed the neighborhood and came up with a list of problem lots. It was decided that a copy of this meeting minutes and the survey would be sent to all property owners, keeping in mind that some names on the list have cleaned up their lots. Cindy Bargell agreed to call the lot owners who are not in compliance.

Adjournment

The meeting was adjourned at 10:25 AM

