

Cortina Ridge Property Owners Association

November 10, 2012

Annual Meeting Minutes

The annual meeting was called to order at 9:05 AM by Board President Hugh(Fez) Fairfield-Smith(term expires 2012). Board member Sherri Leigh was also present (term expires 2013). Board member Shellie Rosser was not in attendance (term expires 2013). A total of eleven property owners were represented.

2011 Meeting Minutes

Roy Cline made a motion to accept the 2011 meeting minutes as presented. Mike Brewer seconded the motion and the motion carried unanimously.

Treasurers Report

Sherri Leigh presented the proposed 2013 association budget. Rich Hakkarinen made a motion to accept the budget as proposed. Jeff Leigh provided a second and the motion carried unanimously.

Election of new Board member

Hugh Fairfield-Smith term expires at the end of 2012. Jeff Leigh made a motion to keep Hugh on the Board until 2014. Mike Brewer seconded the motion. The motion carried with Hugh casting the sole nay vote.

General Discussion

HOA Management: Sherri Leigh presented information about upcoming state regulations regarding Homeowners Associations. A brief discussion ensued regarding an association management company specifically regarding keeping our association in compliance with current state regulations. Rich Hakkarinen volunteered to help keep the Board up on State regulations and compliance issues. Jeff Leigh volunteered to contact Bob Polich regarding a possible management role with the Association.

Sign Easement: As was discussed at previous meetings, a legal easement for the Cortina Ridge sign located on the Fairfield-Smith property should be created for the future protection of the sign. A motion was made by Mike Brewer to budget up to \$500 to pursue the easement. Cindy and Fez(Hugh)Fairfield-Smith volunteered to head up the effort. Kathy Hakkarinen seconded the motion. The motion carried unanimously.

Slash on property: Comments were made about dead trees and slash left on properties. Slash is specifically prohibited in the Association's Covenants. In light of last years fire season and the covenant violation, the Board will send out letters to all property owners asking for the removal of all slash and similar materials from all properties prior to June 1, 2013. Enforcement will commence against all properties not in compliance after that date. Cindy Fair-Field Smith volunteered to draft the letter.

Adjournment

The meeting was adjourned at 10:00 AM

