

Winter Park Highlands



Annual Meeting Minutes August 14, 2021

Meeting was called to order at 11:47AM. Mike Braddy reported we had a super quorum. We only needed 47 for a quorum. We had 43 voting members and 38 proxies equaling 81. Counting late arrivals to the meeting there were 72 members & guests present and 85 voting members and proxies. Mike also gave a membership report 440 lots (16 parks) total houses are 306, 118 vacant lots, and 8 under construction.

Lynette gave the Treasurer's Report (thru July): Net Income \$61,308.54; Total liabilities and equities \$101,083.70.

GUEST SPEAKERS:

Taylor Schlueter, Planner I for Grand County gave an update on Short Term Rentals. The county is in the process of updating and tightening regulations. There is more buy-in by the County Commissioners. We have around 50% compliance in registering as an STR although with the possibility of a moratorium they have seen an increasing in applications. Most complaints are with the noise. Presently they can't revoke a permit due to noise complaints, but hope to get that in the new regs. They are also now using a new system that enables them to automatically send out non-compliant (those STRs not registered) letters instead of doing each manually. Now they are getting letters returned with the application. They have met with the local fire chiefs regarding using permit fees to reimburse them for doing safety inspections – possibly prior to application acceptance and random. A major concern is over rental (too many people in the rental) as well as problems with enforcement. His boss, Robert Davis (Head of Development) reiterated the cooperation with the fire chiefs to inspect for water and septic capability. They might be able to put a map of the STRs on the county website. Taylor offered to answer additional questions that might come up if members wanted to email him. His information is: tschlueter@co.grand.co.us. He handed out a copy of the powerpoint that he gave the commissioners about STRs.

Chief White, Grand Fire spoke next.

STRS: He told us that STRs are becoming an increasing part of their business. They are receiving calls in the middle of the night for CO2 and smoke detectors going off and fires caused by dirty BBQ grills. They had a house catch fire due to a grill. He stated that the STRs need dedicated maintenance 24/7. When the homeowner or the local contact don't respond they call

911. Upon arriving they check for gas and CO2 problems. They are finding that homeowners are blocking egress windows with additional beds too. He stated that Katherine Trotter of the WP/Fraser Chamber of Commerce is setting up a think tank to address the problems of STRs.

Fuels project: This is the clearing of the right of way in Units 1 and 2. The right of way includes 15 feet on either side of the road. They are clearing the trees for better egress for the residents and entrance for the fire fighters. The fire department will work with individual homeowners who want to keep some individual trees but for the most part they are cutting the right of way; especially any trees that are diseased or leaning. They are cutting ladder fuels as well to try to stop the trees from lighting on fire. He has seen larger fires over the past few years. Mountain Parks will be cutting under powerlines. Some cutting has been completed and they will be having someone come through and chip the slash. He thinks it looks pretty good.

Last Fire Season: We had a very dry spring, and no summer monsoons so it was ripe for fire. One year ago today the Williams Fork Fire started. There is still no official cause. They put \$350,000 worth of aircraft on it within the first few hours and the weather helped keep it in the valleys. He has been talking to our Representatives and Senators a lot regarding fires. The Troublesome started on October 14th. Literally every state in the union sent resources to fight the Williams Fork and Troublesome fires. We had 250 fire fighters from here working with 400 from our region. And this year we are sending our resources to other states to assist in their fires.

We are still having fire restrictions because the federal resources are stretched so thinly this year. We plan accordingly with other available resources. Our fire fighters are closer to home in the Dakotas instead of California or Oregon.

Bureau of Land Management: Bob Colosimo spoke on behalf of Brandon Voegtler. He intended to attend, but was called away. The BLM has previously assisted us with cistern funding but now is more interested with fire prevention; especially right of way and chimneys. We have had a great relationship with the BLM.

ACCOMPLISHMENTS:

1. Trash Enclosure: We now have 8 cubic foot dumpsters instead of the 6CF and hope that they will work well during high usage times.
2. Cistern #3: A 30,000 gallon cistern has been installed at the end of Rainbow Lane at a cost of \$106,000. Mike thanked Grand Fire for filling the cistern saving us a great deal of money. Mike and Fire Chief White will drive around to see if another cistern would be needed and possible placement. We applied for a \$50,000 grant from the BLM and were originally granted \$10,000. We just received an email awarding us another \$10,000. We hope to be awarded the rest of the grant later. If anyone has skill in grant writing we could sure use your help.
3. Granby Ranch passes: Terry Heckmsster worked with GR for members to get a 50% discount for the passes to use their trails during the summer.
1. On going fire mitigation: Right of way work: this has already been discussed if you have more questions please contact Mike Hagerty. We are working with the County Commissioners regarding lack of regulations to force residents to do fire mitigation.

2. Membership: We need additional board members. We presently have seven (the minimum number) and would like to add board members to bring it to 11.
3. Mike Braddy is “retiring”. Although not a board member; he has been doing a ton of work for the association. Other board members have offered to assist with a great deal of the work but we need more help.
4. ACC update: Nathan was unable to attend so no update.
5. STR: We have signs by the food tables and pamphlets on STRs. Please remember the quiet times and that there is no ATV riding allowed on county roads. We have the trash dumpsters unloaded twice a week and the recycles ones once a week. And the codes to the dumpster are not to be shared! These codes are changed twice a year.
6. Chipping program: Rod Rogers will be here again at the end of September to chip your slash. Bob stated the form is on the website and he needs them in by early September. He will be setting up a route for them. We are declaring war on the junipers as they are highly flammable. This is our third year of offering the chipping program and it has grown each year.

2021-2022 GOALS:

1. Again, if you have any grant writing skills or even a desire to learn and help, please contact Bob Colosimo.
2. Mike will work with Chief White as to need and placement of new cistern(s).
3. Work with BOCC regarding land use language for absentee owners.

There is an article in the Mountain Parks Electric magazine regarding living in the wildland urban interface. Please copy it and send it to your neighbors.

VOTING ON BOARD MEMBERS

Eric Richards volunteered to be a board member. His nomination was made, seconded and he was elected.

Meeting adjourned.