

APPROVED BY BOARD; READY FOR MEMBERS' APPROVAL

**Minutes of Annual Meeting
Winter Park Highlands Association
June 16, 2012**

1. Roll Call: Meeting came to order at 12:00 p.m. Board Members present: Bob Colosimo (president); Kathy Lower (secretary); Bill Tetlow; and Jeffery Kean. Members signed in upon arrival.
2. Proof of Notice of Meeting: statement of Kathy Lower, Secretary, attesting to emailing and mailing a copy of the notice of meeting plus proxy form to all members on May 14, 2012.
3. Determination of Quorum: Quorum was established by the Secretary from proxies in hand and in-person attendance.
4. Review of minutes: Motion to approve the 2011 Annual Meeting Minutes as written, seconded, motion carried.
5. Report on and Discussion of Activities of Past Year
 - A. Election of officers for one year terms: President—Bob Colosimo; Vice President—Jim Bishop; Treasurer—Lynette Teichman; Secretary—Kathy Lower.
 - B. Financial report (motion made and seconded to approve report as given; motion carried)
 - C. Performance vis à vis goals set at last year's Annual Meeting

Goal 1: Continue fire mitigation efforts

Logger Dan Hahn completed clearing 90 acres of firebreak earlier this year. Cost to the Association: \$90,000, which consisted of \$50,000 in grant funds and \$40,000 in WPHA matching funds, \$14,000 of which came from our Donor Advised Fund with the Grand Foundation. We are investigating the sowing of grass seed on slash burned areas.

We have two other grant possibilities: an application for Wildland Urban Interface Funds to be applied to clearing of private land, and the availability of some small amount of funds for landscape-scale clearing of beetle-killed trees on private property where little or no mitigation has been done to date.

Goal 2: Creation of another fire suppression water structure

BLM awarded WPHA \$45,000 to apply to construction of a water tank. Our match requirement (10%) will be \$4,500, giving us a total of \$49,500 to work with. We are focusing now on locating a site for the tank (likely at

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the corner of Tabernash and Corona); getting cost estimates (probably in the neighborhood of \$90,000); and initiating a fundraising drive to raise the balance of the construction funds needed in excess of the \$49,500 already in hand.

Goal 3: Continue work on egress issues

Greenridge: a culvert needs to be installed and we are working to get that accomplished.

Re Sol Vista: last year we heard from Commissioner Newberry that the county has negotiated an agreement with the Eitemiller-Evers Outright Exemption owners to allow access to the red gate for current users (both emergency access and recreational access). That agreement was mentioned in WPHA's last newsletter, which triggered angry responses from several Eitemiller Evers owners, who challenged our report of an agreement with the County. WPHA received a written retraction demand from an attorney representing two of the owners. Bob read the letter to the assembled members. Another Eitemiller Evers owner showed up at the Annual Meeting unannounced and uninvited and proceeded to demand that WPHA members—and indeed everyone—stay off of his private property (allegedly the road to the red gate). WPHA will continue to work with the County toward resolution of this issue.

Goal 4: Continued work on road and house signage.

We have completed installation of house signs at more than half of the member properties throughout the Highlands and will continue installation hereafter. An example of the sign was shown to the assembled members.

Goal 5: Website redesign and upkeep.

The new website is up and running; check it out at www.winterparkhighlands.org. Suggestions were made to have a place on the website for members to list their pets, with a contact number, in case pets stray from home; to add a list of members; and to add a list of all Highlands property owners.

Goal 6: Increase membership (have a "get to know your neighbor" party; talk about membership with your neighbors)

A number of members have done a great job of reaching out to neighbors to give reports on all the good works of the Association and urge them to join. Let's keep up and broaden these efforts.

- D. Grand Enclave: after much analysis and discussion, including with the Association's attorney, we voted not to pursue an agreement with Grand

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- Enclave for the construction of a 30,000 gallon water storage tank in return for the Association's agreement to lease them a portion of its water in Bielenberg Pond. We believe that we already have an enforceable agreement with Grand Enclave dating from 1996 for the construction of a tank once Grand Enclave receives all necessary development and water approvals, without having to lease water storage to them. We also felt that there were too many risks associated with the water storage arrangement to warrant committing the Association to a long term lease.
- E. Road repairs: we continue to work with Road and Bridge on repairs to county roads in the Highlands, giving major focus to the heaving site on Elkdale. County should be working on it this year through the installation of a culvert under the road.
 - F. The Trash Company trash and recycling program continues to grow (including having growing pains). We are looking at ways to make the dumpsters more aesthetically appealing.
 - G. Newsletter continues to be distributed electronically twice a year (fall and spring); be sure your email address is on file with the Association.
6. Election of Directors: there were three openings on the board: both Al Rothenbach and Roland Kehe have finished their second three-year terms (and in Roland's case, even more!) and they are stepping off the board; and Scott Ledin has finished his one year appointment finishing out the term of Frank Watts, who stepped off the board last year. Scott has agreed to stand for election to his own full term. Members Peter Van Veen and Charlie Bouchard expressed interest in taking the two remaining seats. Motion made, seconded and carried to elect Peter and Charlie to the Board. Thus our Board composition is as follows:

Class of 2013

Jim Bishop (second term)
Bob Colosimo (second term)
Kathy Lower (second term)

Class of 2014

Lynette Teichman (second term)
Bill Tetlow (first term)
Jeffery Kean (first term)

Class of 2015

Scott Ledin (first term)
Peter Van Veen (first term)
Charlie Bouchard (first term)

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7. Goals for 2012-13: recommendations of the Board approved by the membership—

Goal 1: Continued fire mitigation efforts.

Goal 2: Continued work on installation of a fire suppression water tank.

Goal 3: Continue work on egress issues.

Goal 4: Continued work on house signage.

Goal 5: Complete new entrance sign.

Goal 6: Update the map of the Highlands and overhaul our database.

Goal 7: Maintain and improve the website.

Goal 8: Increase membership.

Motion made, seconded and carried to authorize the Board to set the budget for these goals.

8. Old Business

None.

9. New Business

Motion made, seconded and carried to reduce annual dues for vacant lots to \$50 per year.

Discussed whether we should amend the Association Bylaws to allow membership in the Association of non-Winter Park Highlands residents. No consensus was reached and the matter was tabled.

10. Guest speakers

Guest: James Newberry, County Commissioner. James spoke on egress issues and the county budget and answered several questions from the assembled members.

Regarding Sol Vista egress issues, James noted that complications have arisen with the agreement the county believes it negotiated last year with the Eitemiller-Evers Outright Exemption owners allowing access to the red gate for current users (both emergency access and recreational access) and that the County was working toward a solution.

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Regarding the County budget, James noted that the County remains debt-free.

Guest: Jacob McCarthy, Colorado State Forest Service. Jacob complimented the Association for its massive tree clearing effort over the past year, noting that we have cut nearly 100 acres of trees in a short period of time. He pointed out-correctly!-that this success was due in large part to the efforts of our President, Bob Colosimo. Jacob presented Bob with a plaque commemorating the Forest Service's appreciation of Bob's service to the community. Jacob also spoke to the need to continue mitigation efforts, focusing specifically on interior lots. He described the danger in the Highlands to be from ground fire from fallen fuel rather than from a crowning fire that jumps from tree top to tree top, given how much of our forested areas in the Highlands have been devastated by the pine beetle. This year is particularly dangerous because of extremely dry conditions following a poor snow year. He urged us all to clear as much ground debris on our properties as possible. Ground fires are difficult to fight because they put off extreme heat. Ground fires also are very destructive to the soil, making it water-resistant and subject to erosion. Because there are so many absentee property owners in the Highlands, Jacob suggested that the WPHA formulate a letter to those non-resident owners urging them to take action on their properties. Finally, Jacob spoke about the Forest Service's seedling tree program. The program starts in February of each year. Seedling trees cost \$1 per tree and should be planted in May. Because the seedling trees are small they will require Tender Loving Care for several years, including ensuring that they have adequate water and shade.

Guest: Schelly Olson, Grand Fire Protection District No. 1. Schelly spoke about the Fire District's "Ready-Set-Go" program. It's an action plan for when we have a wildfire event. More information about the program is available on WPHA's website, www.winterparkhighlands.org, with links there to the Fire District's own materials. She also urged us to continue to explore taking the necessary steps to become a "Firewise" Community.

Schelly passed on to the membership the appreciation of the Fire Chiefs for WPHA's uniform house signage installation effort.

Motion made, seconded and carried to adjourn. Meeting adjourned at 1:51 p.m.

By _____
Kathy Lower, Secretary