

FINAL

Meeting Minutes
Winter Park Highlands Association
Board of Directors
April 11, 2013

Meeting came to order at 7:05 p.m. by conference call.

Present: Bill Tetlow (President), Scott Ledin (Vice President), Lynette Teichman (Treasurer), Kathy Lower (Secretary pro tem), Bob Colosimo and Jim Bishop. **Absent:** Peter Van Veen (Secretary), Charlie Bouchard and Jeffery Kean. **Also present:** Jack Randall (for part of the meeting).

Quorum: Established.

Agenda: Motion made, seconded and carried to accept the agenda.

Approval of Minutes: Motion made, seconded and carried to approve minutes of the March 14, 2013 meeting.

Treasurer's Report: Motion made, seconded and carried to receive the treasurer's report.

Committee Reports: No committee reports.

Old Business:

Egress Issues: [Greenridge] Discussed proposed license agreement with Jack Randall. Jack acknowledged receiving Bill's email with the board's list of concerns regarding the terms of the initial draft received from the property owner's attorney. He agreed to present our list to the owner. He noted that the property has been shown twice to potential buyers and it has been disclosed that the owner is working with WPHA regarding an egress agreement. Jack expressed concern about giving explicit access to the Fire District because of fear of later expansion of use of the road; he noted that in an emergency the Fire District will use whatever route it can regardless of any agreement. The board expressed its concern that, given the current state of the road, fire trucks may not be able to negotiate access. Jack pushed back against any notion of improving the road, again because of his concern that once that happens use of the road will expand and no potential buyer would want that. The board expressed its concern about the language in the proposed draft regarding termination of the license at any time. Jack agreed that it would be reasonable to provide that the agreement could not be cancelled during fire season and he would recommend that to the owner. Jack agreed to send to the board information that is being disclosed to potential buyers. He also agreed to respond to Bill's email in detail in the next few days. [Jack signed off of the call at this point in the meeting.]

[Eitemiller-Evers Outright Exemption] A meeting is scheduled with Rod and Starlene Kuhns on April 27 at the Granby Library so that the board may learn from them what

their specific concerns are and express to them what our concerns are. Based on that meeting we will decide at our May board meeting how to proceed.

2013 CSFS Grant Application: Still pending. Purpose of grant is to continue the chimney-clearing project started last fall. So far we have not received any responses to the letters Bill sent to affected lot owners inviting them to participate.

Additional Water Tank: Bill reported on fundraising. He will be stuffing letters this next week to go to surrounding communities. Jim reported that the ground is still too hard to begin excavation for Tank No. 1, but we should know more in a couple of weeks. Our projected start date is May 1.

We discussed whether we should free up funds (\$10,000) presently committed to the chimney-clearing project for use on the tank project, with funds for the chimney project to be replaced depending on incoming donations. Motion made, seconded and carried to reallocate \$10,000 to the tank project.

Firewise Community: Bill reported that he had asked Charlie to touch base with the Grand Fire District as to what is needed to become a Firewise Community. It seems that the Association already has done most of what is needed, only lacking an application. As part of being a Firewise Community we will need to conduct an annual firewise event. Perhaps we can combine that event this year with our pond cleanup day scheduled on May 4 (see next entry).

Elk Park Cleanup Day: May 4. The pond workday involves weed cleanup followed by a chemical application. We discussed promoting this in a broader fashion as Elk Park Cleanup Day, adding work on the parking lot and the picnic/meeting area to the pond cleanup already on the agenda. Scott agreed to oversee the pond cleanup and Jim agreed to oversee the parking lot/picnic area efforts.

Jim and Bill reported that Jim attended one meeting and both attended a second meeting with the county fire districts regarding wildfire preparedness. The fire chiefs encouraged WPHA to get involved in several projects but we declined on grounds that our plate is currently full. Jim did offer that we would be happy to sit down with representatives of any HOA in the community that is interested in hearing what we have done/currently are doing to make WPH a safer community.

The Trash Company Dumpsters: Bill noted that he has asked Charlie to explore possible enclosures for the dumpsters. Charlie is looking into it and will have information for us before the annual meeting.

New Business:

Filling Upcoming Board Vacancies: We discussed possible candidates to replace the three board members who will be term limited in June (Bob, Jim and Kathy).

Newsletter: Kathy will prepare a draft and circulate it to the rest of the board.

Annual Meeting Preparation: Bill has prepared a draft agenda and will send it to Kathy for review. Kathy will prepare the notice of the meeting and proxy form and will send them along with the minutes of the 2012 annual meeting to Mike Braddy for distribution to our email list. Kathy will also update the website to include a notice of the meeting and proxy form.

Next Meeting Date: May 9, 2013 at 7:00 p.m. at Bill Tetlow's house. Motion to adjourn made, seconded and carried. Meeting adjourned at 8:15 p.m.

Kathy Lower

Kathy Lower, Secretary pro tem