

**Meeting Minutes**  
**Winter Park Highlands Association**  
**Board of Directors**  
**May 9, 2013**

Meeting came to order at 7:05 p.m.

**Present:** Bill Tetlow (President), Scott Ledin (Vice President), Jim Bishop, Jeffery Kean Peter Van Veen (Secretary and by conference), Kathy Lower (by conference), Charlie Bouchard (by conference), and Bob Colosimo (by conference). **Absent:** Lynette Teichman (Treasurer).

**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 April 11, 2013 meeting.

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

**Committee Reports:** No committee reports.

**Old Business:**

**Fundraising:** So far we have raised nearly \$5,000 in contributions for the tank fund. We have sent out three fund raising mailings.

**Red Gate Access:** Peter informed the Board about the April 27<sup>th</sup> meeting with Rod and Starlene Kuhns and their attorney Nick Catanzarite. Bill Gougher, Maura McKnight, Bill Tetlow and Peter Van Veen represented WPHA. The Kuhns were given an opportunity to articulate their position and Peter presented WPHA's position that the road to the red gate is County Road 8514 and that, in any event, the public has a prescriptive easement to access the road. WPHA also presented community based and practical considerations on why access to the red gate should be allowed. Possible solutions were also discussed at the meeting and the Kuhns agreed to discuss the issue with other Eitemiller Evers property owners.

The Board approved the expenditures of preliminary costs to investigate the issue and that we would send a letter to the Eitemiller Evers property owners articulating our position. The Board also agreed that we should schedule a meeting with the appropriate members of the County to discuss our position. The Board also discussed the possibility of reaching out to the press and other hiking groups to mobilize support.

**Signage:** Bill Tetlow will install ten additional lot signs bringing our total to roughly 175 signs.

**Lower Highlands Egress Issue:** We have not heard back from Jack Randall. Bill will follow up.

**Tank One:** Two meetings at the site were postponed due to snow days. A meeting is scheduled for next week. Road and Bridge is providing input into the project and been very helpful.

**Pond:** The pond is very full due to the runoff. We are beginning to see a response to the weed mitigation efforts. The fire department is very supportive of our pond clean-up effort and gave us some guidance as to their preferences. We plan to improve landscaping and the parking lot. Board members will contact some folks that have landscaping expertise to assist us.

**Annual Meeting Publicity:** Bob Colosimo will install the annual meeting signs.

**Filling Upcoming Board Vacancies:** While we will accept nominations at the annual meeting, so far, Maura McKnight, Judith Bertoli, and John Smith have agreed to serve as Board members.

**Webmaster:** We have not yet located anyone to take over this role. Kathy is willing to keep it running in the short term.

**Budget:** We will ask the membership at the annual meeting to give the Board authority to manage our budget.

**Membership:** We have heard feedback that people are hesitant to join because they are concerned we will enforce the covenants against them. The truth is the covenants can be enforced regardless of whether they are members.

**Members Only Section of the Website:** We have a section on our website for members only. The Board had a discussion on this issue and decided to leave it as is and we would respond to reasonable requests from realtors.

**June 2 Elk Park Cleanup Day:** Due to the weather, the May 4 Pond Cleanup and Firewise Day was rescheduled to June 4. Scott will oversee the pond cleanup and Jim will oversee the parking lot/picnic area efforts. The Board authorized funds to rent equipment if necessary to assist with the pond clean up effort.

**Next Meeting Date:** June 13, 2013 at 7:00 p.m. at Bill Tetlow's house. Motion to adjourn made, seconded and carried. Meeting adjourned at 8:20 p.m.

Peter Van Veen