

Winter Park Highlands



Association

Meeting Minutes

Winter Park Highlands Association

Board of Directors

Date: November 4, 2020

Time: 6:30PM

Location: Zoom & Conference Call

Purpose: the purpose of the WPHA shall be to serve the best interests of the property owners/residents of WPH, to enhance the quality of life in WPH, and to protect and preserve property values.

Present: Mike Hagerty(Pres), Judy McNary(Vice Pres), Wendy Mielke (Secy), arrived late due to connection problems, Nathan O'Rourke, Bob Colosimo, Kerry Zieschang

Missing: Terry Heckmaster, Lynette Teichman (Treas.)

Call to Order: Mike called the meeting to order at 6:30 p.m.

Minutes from Board Meeting of August 5, 2020 were approved.

Business

Minutes: Minutes of the previous meeting were approved.

Treasurer's Report: Treasurer's Report was approved. We are expecting only a few remaining bills on the cistern project to come due soon. A total of less than \$1,000.

Grand Enclave Update: Bob gave an update on the work regarding in the development. The Fire Department has approved their plans and now it just depends on the County Commissioners. Discussion ensued regarding the permitting of only three wells to serve the entire group of houses. Members wondered if building houses there would further fire mitigation due to lot clearing to build the house. It will remain to be seen.

Replat of Mathews Property: Judy reported that she was informed by Robert Davis that the county would not approve any application to replat the property without HOA approval. He also stated that the county wants the HOA to be involved with the planning of our subdivision. It sounds like they will be very helpful.

ACC Report: Nate has an Administration folder that has a spreadsheet with the status of projects. We have 21 projects submitted with 7 being new homes. Of those 7, five are being actively built with two on hold due to building costs. Six are solar projects. The rest of the projects are renovations.

Replacement for Tammy Gillespie: Mike asked that if anyone has any thoughts of a new board member to let him know. Bob said he had a person in mind and would let Mike know if the person was interested.

Cistern update/final report and costs: Bob stated the Treasurer's Report that states the cistern total of \$91,801.19 did not include the front loaded money from the previous year. He estimated that the total cost to be around \$106,000. The BLM is no longer helping to fund cisterns. Dan has a final grading, seed and mulch to complete the project. We will have a small bill still outstanding.

Membership Update: Since Mike Braddy was not on the call we did not have a membership update.

Trash Facility Update: Mike Hagerty brought us up to date. The trash facility is really serving a purpose. We checked out a quote from Waste Management which was less but they would not do individual billing and the HOA doesn't want to do the billing. We will stay with the Trash Company. The user fees are going back to the association to repay the funds. There are concerns that we are getting close to capacity. We will continue to monitor usage during non peak times as compared to peak times. If you use the facility you are asked to close and lock the bins and remind others to do so as well. It isn't neighborly to leave it open as only those who actually pay for the service should be using it. Wendy stated it was her observation that the entrance parking area used to be a trash dumping station and that has severely slowed down with the trash facility now open. Mike Hagerty has been monitoring the usage almost daily and we thank him for that.

Internet Update: Mike told us according to the government, the Highlands is being well served. We know that is not true. Wendy has to use HughesNet for internet connection and it is so slow she cannot join the Zoom call. We need an ISP to do a survey of each property to show this is false; but know that this will not happen.

New Business: An update was given regarding Short Term Rentals (STR). The county is researching ways to improve controlling this growing business. They have received way too many complaints from citizens. We have sent them a letter outlining our concerns. They hope to have more constraints placed on STRs to protect homeowner communities. They are trying to help us out but need and want our input.

Wendy brought up a concern regarding the lot owners, both absentee and those living here, who have not done much fire mitigation. After both of the fires it is a real wake up call. She was

asking the HOA to send a letter to each lot owner to remind them that we lucked out and we may not be so lucky next time. Proper mitigation could save a lot of homes as well as vacant property. A treeless dead lot is not easy to sell. Wendy will send a draft letter to the Board for review. Mike will follow up with the county to see if they have any way of forcing mitigation.

Meeting adjourned at 8:57PM.