

Winter Park Highlands



Association

Meeting Minutes

Winter Park Highlands Association

Board of Directors

Date: February 9, 2021

Time: 6:30PM

Location: Zoom 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), Nathan O'Rourke, Bob Colosimo, Kerry Zieschang, Lynette Teichman (Treas)

Missing: Terry Heckmaster

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

Minutes: Minutes of the previous meeting were approved.

Treasurer's Report: Treasurer's Report was approved. We have \$39,775 in the checking account. Income to date is \$52,945 due to early membership dues payments.

Grand Enclave Update: Bob gave an update. They are still having problems getting water rights to dig more than three wells.

ACC Report: Nate reported that new building and remodeling is very slow right now.

Replacement for Tammy Gillespie: Board members continue to look for a replacement for her position.

Membership Update: Mike Braddy was not on the call so no membership update. But we presently have 172 members.

Trash Facility Update: Mike reported that we have replaced the 6 cubic foot dumpsters with 8cf. This was done to hopefully have more room during the holiday periods. Someone brought a full pickup and emptied the contents. An email was sent out to the members asking if anyone knew this person. The person replied to the email stating that, indeed, they were paying for the service and had accumulated all that trash over a month usage of his house as a VRBO. He was asked to use the dumpsters more frequently to avoid filling them up.

New Business:

Tannerite issue: Mike explained that a property on CR 5 have a “shooting range”. They are using Tannerite to explode upon impacting the target to tell if they hit the target during long range shooting. In the act of exploding it sends out a lot of sparks. This is not allowed in Stage 2 fire restrictions. Mike attended the County Commissioner’s monthly call. Several HOAs are concerned that a fire could be started and would like it to be not allowed under Stage 1. Commissioners are taking our concerns under advisement and are expected to respond in March.

Building requirements update: Nathan brought up a concern regarding the present building requirements. He has a homeowner who has turned in plans that show a totally metal building. He does not have the actual photo but a similar one that looks like a commercial building. The PDF comes from General Steel so it looks like it will be also built like a commercial building. The owner wants it to be fireproof and less expensive than some other means. Nathan asked the board its opinion. The board asked Nathan to get a better picture of what the actual building will look like before making a decision. The board is unsure if there is anything we can

do about the looks of the building. Nathan is going to look at the covenants to see if they offer any additional guidance.

Plow Driver: Kerry informed the board that the plow driver for the Highlands was one of the people who lost their house due to the fire. She stated that he is a nice guy and would like to see if we can donate any money to him. It was decided that it really isn't in our mission to assist like that and that the Grand Foundation has a great deal of money for that need.

Internet News: Mike brought up information regarding Skylink internet that is presently in Beta testing. It was decided that we will not broadcast its availability until the Beta phase is complete and there is a general rollout.

Wildfire Mitigation/Grant Funding update: Bob reported that we received a \$10,000 BLM grant that is designated for clearing the right of way. He spoke with Brad from Grand Fire. Grand Fire would like to utilize our grant to cut down trees along the right of way in sections 1 and 2. Grand Fire drove the area last summer and again on Tuesday. It would stretch our grant money as they would use it as a training exercise. There will also be an option for individual lot owners to have work done at a nominal cost using the fire department labor. In addition, our homeowners can harvest the trees they cut down for firewood. We are responsible for the slash. We are hopeful that we can continue to partner with Grand Fire using future grants to clear the right of way in the rest of the sections. The board asked Bob to get a proposal from Brad and figure in the cost of paying for chipping to decide how much additional monies we can allocate for this effort.

Meeting adjourned.