

Winter Park Highlands



Meeting Minutes

Winter Park Highlands Association

Board of Directors

Date: August 5, 2020

Time: 6:00p.m.

Location: 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: Fred Chapin(Pres), Mike Hagerty(Vice Pres), Tammy Gillespie (Secy), Sherry Pelton, Bob Colosimo, Judy McNary, Karen Bishop, Kerry Zieschang, Terry Heckmaster, Wendy Mielke, Lynetter Teichman, Mike Braddy

Missing: Nathan O'Rourke

Call to Order: Fred called the meeting to order at 6:00 p.m.

Minutes from Board Meeting of June 1, 2020 were approved.

Business:

Treasurer's Report: Lynette reported we have approximately \$65,000 in the bank. We are expecting the remaining bills on the cistern project to come due soon and total approximately \$35,000.

ACC Report: Nate was unable to attend the meeting but sent a spreadsheet ahead of the meeting listing lot/homeowners and their

perspective projects. The Board reviewed the information and determined a “status” column is needed to further understand where each project was in terms of completion and compliance.

Annual HOA Meeting: Mike Braddy again gave the details of the final proxy votes from the email/mail annual meeting. We received 55 proxies which surpassed our minimum quorum requirement of 43. 7 proxies were left blank and therefore deferred voting to the Board. All 7 were presumed yes votes. In all, 54 votes voted “yes”/in favor of pending voting issues and new board members. 1 member abstained from approving previous minutes claiming they did not receive them.

Wendy Mielke and Terry Hackmaster have been elected as new board members, welcome! Sherry Pelton, Fred Chapin and Karen Bishop will transition off the Board. A big thank you to each of them for their dedication and service.

Mike Hagerty will become the board President. Judy McNary is the new Vice President. Tammy Gillespie is secretary and Lynette Teichman remains treasurer. All officers were elected during the meeting.

Fred Chapin will be removed from signing authority on all HOA checking accounts. Mike Hagerty, as President, will now have signing authority for the HOA on all checking accounts. All members voted to approve this status change.

Grant Application/Cistern Project: Bob reported that the new cistern is in the ground!!! Most of the remaining parts and equipment needed for completion are here and installation continues. Completion is hoped for by September. The costs for the cistern are within the original budget – well done Bob! A note of thanks to the Grand County Fire department for filling the cistern. This is our 3rd cistern they have filled for us. It was also decided that to honor the years and numerous hours of contribution Bill Tetlow has contributed to the Board and the Winter Park Highlands

community a plaque in his honor would be placed on or near the new cistern.

In terms of the grant status, Bob reported that we are still waiting for approval. We have applied for a \$50,000 grant but it appears we will be considered for a \$10,000 grant. At this time, it is not clear when the process will be completed by the authorities.

Membership Update: Mike Braddy reported we have 215 members out of approximately 300 households – near 72% membership. That is terrific, especially considering ours is a voluntary HOA.

Old Business: There was ongoing and protracted discussion on the dumpster/trash issues. We continue to struggle with people dumping illegal items in both the trash and recycle dumpsters, overflowing the dumpsters, not locking the dumpsters, not breaking down boxes and leaving trash outside the dumpsters. We are having issues with bears scattering the trash everywhere, creating safety issues for the community as well as the bears, and odors from the trash outside of the dumpsters. We have reached out to the members who participate in the program, again, to remind them of the rules and responsibilities. Terry has agreed to contact the Trash Company to investigate options for the “non-acceptable” dumpster items (i.e. construction waste, furniture etc) and get pricing details which we can then distribute to participating trash members to further encourage compliance. Several community members have gone the extra mile in cleaning the mess others create and leave behind and it is hoped we can get that remedy.

Replat issues: Ongoing discussion updates on the property on Bear Paw which the owners are looking to replat/subdivide. This is a continued discussion from the June Board Meeting as well as the July meeting. In an email dated 7.10.20 from Robert Davis, Grand County Community Development Director, responding to an email

from several homeowners on Bear Paw (GCR 852) dated Mr. Davis stated that he has not received an application for a replat/subdivide of the parcel at 772 Bear Paw. It was suggested by Mr. Davis that residents of WPH send in their comments and concerns to planning@co.grand.us. If the matter does go before the Planning Commission, they have stated they will send out letters to residents residing within 1000 feet of the subject property line. Additionally, residents were encouraged to individually email the commission with their address which will enable the commission to include everyone in any WebEx meeting they would have. It is predicted the next Planning Commission meeting will be held via WebEx.

Kerry has forwarded previous research on this issue to Board members for review. Mike Hagerty and Judy will meet to review the information and pursue options for a legal opinion and guidance.

A motion was made to adjourn the meeting at 7:25 p.m. The next board meeting will be held sometime in the 4th quarter, time and date to be announced.