

Winter Park Highlands



Association

Meeting Minutes
Winter Park Highlands Association
Board of Directors
When: March 03, 2018
Time: 6:05PM
Location: Charles Bouchard Residence

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 preserve and protect property values.

Present: Charlie Bouchard (President), Scott Ledin (VP), Karen Bishop (Secy), Sherry Pelton, Cress Carter, Fred Chapin, Heidi McNinch, Susan Oderwald

Conference: Bob Colosimo

Missing: Lynette Teichman

Quorum: Established

Additions/Corrections Needed & Approval of Agenda: Approved

Minutes September 22, 2017: Approved

Treasurer's Report - Approved

Architectural Committee:

Cress reviewed the AC updates. - see AC update document for

- All approved Short Term Rental verbiage to be included
- 11 new permits
- Continue to help address "neighbor" issues and covenant enforcement
- Action: Modify Welcome Package to include STR and Covenant information - Sherry

Information Items

1. Trash enclosure -

- Estimated Total Cost: \$21,656,86
- Bins have been moved into enclosure.
- Inspection has been signed off (with a smiley face).
- Future Trash Users will pay the initial \$240.00 which will be placed in an Escrow account for maintainance activities

Action:

- Wheel stops need to be placed behind bins estimated cost \$500.00

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- \$760.00 needs to be collected from Trash users - Mike Braddy
- Notice will be sent out for failure to renew membership and trash dues - Mike Braddy. .
- State Farm Insurance policy to be amended to include the Trash Enclosure for \$30,000.00 replacement cost
- Email Reminder that our Trash Collection Bins are a privilege, be respectful, make sure all trash is INSIDE the bins and do not share the code with others. Sherry/Karen
- Staining of the Enclosure to be completed when our weather warms up. TBD

2. Signage on WPHA Commons - Susan/Scott

- Signs have been completed
- Action:
 - Signs need to be framed
 - Signs need to be installed after Mud Season but before July 28th Annual Meeting.

3. Greenridge Egress-Cress

- 2nd emergency exit is required per Schelly Olson - Bob/Scott
- We have a potential emergency egress route at the end of Tabernash Drive adjacent to Greenridge lots 43 and 44. To get from that point to the public portion of GCR 85 would require permission of several landowners, and to be safe would require signs so people would not get lost on the various private roads in that area."

4. Pond grant still pending per Bob C.

5. Website Redesign - Cress

- Cress is working with Mike H. To redesign with the goal of showing a sense of community with photos etc..
- Use the WPH Presentation as a base
- Sherry/Karen will review for nontechnical usability.

6. Transfer of check writing and Pay Pal - Charlie, Heidi

- Check writing responsibility to be assumed by Heidi McNinch - all approved
- Heidi and Charlie will work with Bank to have proper forms signed - to be completed by March 31, 2018
- Motion to provide refunds via PayPal - all approved

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1. Trails and Block Party - Cress

- Discussion of utilizing our Greenbelt areas for trails - it was decided that due to liability of Homeowners that trail development has been rejected.

2. Annual meeting, Work day and Pride Weekend

- Annual Meeting - July 28, 2018 to be held at WPHA Commons
- Fire Preparedness Work Day - May 5, 2018
- Discussed the idea of a "Pride Weekend" that could include Block Party, offer to help neighbors clean up their lots with assist of pickup trucks, dumpsters etc. - Sherry/Karen
- Discussed Guests - Doc Suzie might be fun

3. Bielenburg Pond maintenance - Bob

- Bob is waiting to hear from Dan on estimated costs etc.
- We have been advised to work with Water Rights Attorney who will advise before any action is to be taken.

4. YTD dues collection - Charlie

- 2018 179 members, 20 of which are new. We had 210 members in 2017

5. Red gate parking question

- The Cul de sac is not part of the WPH, it was suggested that folks could drive to end of CR87 and Granby Ranch has provided parking space and easy access to their trail system.

6. New board members

- Scott and Charlie will reach their term limit at the end of 2018 -
- Officers will meet immediately following annual meeting to elect the President and Vice President positions.

Old Business

1. Jeffrey Keene paid \$10.00 for Quit Claim Deed

New Business

1. The correct verbiage we should be using with regards to Fire Restrictions, "Fire Ban" is not to be used - Bob to work with Fire Dept on the correct verbiage

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2. Add verbiage regarding "If you are planning on using your home for STR - contact the AC. AC to share rules, guidelines with all homeowners and then will handle complaints only. We will NOT police.
3. Add Regulations and Procedures to HOA Covenants at time of Homeowner purchase. Cress
4. Thank you gift for Mike Braddy for his wonderful work on website, communication etc.
5. Sub Committee to own the Development plan and Architecture for documentation retention - Karen, Cress and Mike H.
6. Newspaper Box Blight issue has been presented by Frank W. - Charlie will let him know that the boxes are not on our property.
7. WPH Commons area - what could we do to make it more accessible?
 - Karen to ask Neighbor if he would be willing to help.

Meeting adjourned at 8:30 PM.

Next meeting: July 07, 2018

Place: TBD