

Winter Park Highlands



Association

Meeting Minutes
Winter Park Highlands Association
Board of Directors
When: September 22, 2017
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), Lynette Teichman(Treas), Karen Bishop (Secy), Sherry Pelton, Susan Oderwald, Cress Carter, Bob Colosimo. Fred Chapin

Missing: Heidi McNinch

Quorum: Established

Additions/Corrections Needed & Approval of Agenda: Approved

Minutes June 24, 2017: Approved

Treasurer's Report - Approved

Architectural Committee:

Cress reviewed the AC updates.

Information Items

1. Separate meeting minutes for any vote in between meetings. Unanimously approved-
 1. Format to be used: summary of action with votes and date.
2. Trash enclosure -update provided by Bob C.
 1. Working with JVA , final test result expected by Sept 27, 2017. Project should come in under budget and to be completed by November 30, 2017.
 2. ACTION: Bob will talk with Rob Oderwald who is constructing our trash enclosure re: insurance, license; Bob will share what plans were submitted with Board.
3. Pond update BOB
 1. \$20k grant from BLM was received for pond project(Congratulations Bob & Sherry);
 2. Bob is working with Dan. Estimated cost of \$35K to raise level 2 ft, fix spillway, replace gate valve and low level release mechanism,

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3. Bob to contact water board to get approval, we will then apply for absolute water rights
4. Bob is working with Tod Smith a Water Rights Attorney .
5. We will need to have Engineer review and approve.
4. We are waiting for the update on our request for our Grant Request of \$90K
 1. ACTION: Bob to follow up .
5. Susan - signage WPHA Commons -
 1. Estimated cost is \$180.00 per sign (2)
 2. Use orange for insurance requirements - no trespassing etc.
 3. ACTION: Susan to send soft copy for us to approve week of October 2, 2017
6. SCOTT provided update on Quitclaim deed -
 1. Green belt tract transfers - 5 parcels changing designation from greenbelt tract to open space. Completed
7. ACTION: Cress - to work with County on defining regulations for attached/detached residences and maximum occupancy. Waiting to see how water board decides.
8. Communication - Qtrly and Annual Meeting Minutes to be sent by October 06, 2017 Sherry/
Karen
 1. To all property owners -Community update to be electronically sent and or snail mail.
 2. Annual Meeting Update to be sent to all members electronically and or snail mail
 3. ACTION: Sherry to write up trash reminder verbiage for Tara/Trash Company who will send out with all communication to current members.
9. Secretary to work with Mike webmaster - financials, minutes, housekeeping.
10. Secretary to forward all approved documents.

Meeting adjourned at 7:45 PM.

Next meeting: January 2018

Place: TBD