



**Meeting Minutes**  
**Winter Park Highlands Association**  
**Board of Directors**  
**April 22, 2016**

Meeting came to order at 7:00 PM @ Tetlow residence

**Present:**

Bill Tetlow (President), Scott Ledin (VP), Charlie Bouchard (Treas), Karen Bishop (Secy), Cress Carter, Sherry Pelton

**Guests:** Amber Tetlow

**Via Conference Call:** N/A

**Absent:** McNinch, Chapin, Kehe

**Quorum:** Established

**Agenda**

Motion approved to accept the agenda.

Approval of Minutes: January /Feb minutes approved by email, no March meeting.

**Treasurer's Report**

1. Treasurer's report sent to members via email.
2. Draft Annual dues increase information for review at Annual Meeting. Discussion held regarding annual dues of \$250.00/Developed and \$125.00/Undeveloped.
3. 200 Members have paid their 2016 Annual Dues.

**Information Items**

1. Confirmed our Fiscal Year is January – December
2. At the Annual June meeting, members agree upon items – budget, goals are for the following year. Example: 2016 Meeting action items will be for year 2017.
3. Per the Bylaws, dues can be adjusted due to projected expenses.

4. Grand County does not enforce local HOA Covenants or Bylaws. All issues and complaints are handled on a case by case basis.
5. Board consists of 9 Positions.

### **Subcommittee Updates**

**Fire Cisterns – No update**

**Telecom – No update**

**Architecture – no updates**

### **Fund Raising –**

1. Charlie gave us the update on funds raised to date for cistern contributions. We have raised \$26,645 to date. \$24,000 was given through Grand Foundation.
2. Mike Braddy will send confirmation to owners for dues paid for 2016.
3. Received \$500 Grant for Wildfire Prep Day, to be utilized for Egress routes to be added to our Subdivision Maps and permanent signs that have been approved. 21 signs have been ordered.

There was discussion on how to continue fund raising. Cress emphasized the Fire Fighter 5000 club membership expressing that we should continue to look for some larger donors.

### **Old Business**

### **New Business**

1. Need to have list of potential New Board member recommendations:  
**Alex Kale, Chris Culpa, Brian Adler, Bob Kacik and ??????**  
**Action: Cress, Scott and Karen to work on identifying any other potential Board Members.**
2. Mike Braddy to determine how many members of Unit 2 use/approve Trash Center.
3. Need Final Plat vote – Bill to work with Georgia on process.

- a. Email using voter card
- b. Send Registered Letter via US Mail.
- 4. Annual Meeting
  - a. Set Agenda for June Meeting – Bill T.
    - i. Dues increase
    - ii. Water Rights for WPHA
    - iii. WPHA Commons Platt
- 5. Review Bylaws and Covenants, verify what has been filed with the County – Cress C.
- 6. Water Rights
  - a. Board agreed on “absolute” retention of what we already have in place – Elk Park/Bielenberg Pond. We will abandon all other conditional rights in WPHA.
  - b. Need Survey to confirm if 1 acre has been developed per our rights.
  - c. Approved a \$2K retainer for our Water Rights Attorney – Stan Cazier.
  - d. Deadline is September to retain current rights.

Meeting adjourned at 9:00 PM.

Next meeting: June 25, 2016 – Annual Meeting at WPHA Commons.