

**Minutes of Annual Meeting  
Winter Park Highlands Association  
June 29, 2013**

1. Roll Call: Meeting came to order at 12:00 p.m. Board Members present: Bill Tetlow (President); Scott Ledin (Vice President), Lynette Teichman (Treasurer), Peter Van Veen (Secretary), Bob Colosimo, Jeffery Kean, Jim Bishop, and Charlie Bouchard. **Absent:** Kathy Lower. Members signed in upon arrival.
2. Proof of Notice of Meeting: Peter Van Veen, Secretary, attested to emailing and mailing a copy of the notice of meeting plus proxy form to all members on May 8, 2013. Notice of the Meeting was also posted on the website.
3. Determination of Quorum: Quorum was established by the Treasurer and Secretary from proxies in hand and in-person attendance.
4. Review of minutes: Motion to approve the 2012 Annual Meeting Minutes as written, seconded, motion carried.
5. Report on and Discussion of Activities of Past Year
  - A. Bill Tetlow introduced the current Board Members.
    - a. Awards for outstanding service were given to outgoing Board members: Bob Colosimo, Jim Bishop, and Kathy Lower. The membership expressed their gratitude for their outstanding service, dedication, and results.
    - b. Election of officers for one year terms: President—Bill Tetlow; Vice President—Scott Ledin; Treasurer—Lynette Teichman; Secretary—Peter Van Veen.
  - B. Financial report. Lynette Teichman presented the financial report and noted the following:
    - a. We have increased membership by year as follows:
      - i. 2010: 122 members;
      - ii. 2011: 136 members;
      - iii. 2012: 142 members;
      - iv. 2013: 169 members.
    - b. We have contributed \$44K towards \$153K in grants for pine beetle mitigation.
    - c. We constructed a new entrance sign for under \$9K.

- d. We have installed address signs for members for \$6K.
- e. We have collected \$1,600 directly and have another \$4,000 donated through the Grand Foundation to contribute to the \$45K grant from the BLM to construct our first water tank.
- f. Motion made and seconded to approve report as given; motion carried.

C. Performance vis à vis goals set at last year's Annual Meeting

Goal 1: Continue fire mitigation efforts

Bill Tetlow reported that we cleared 35 acres on 12 lots for a total cost of \$63,000.

Goal 2: Continued work on installation of a fire suppression water tank.

Bill Tetlow and Jim Bishop reported that we retained a structural engineer and reached an agreement with the County last fall. The first tank will be installed at the intersection of CR 854 (Tabernash Drive) and CR 8541 (Corona Trail). We have retained Steve Borda to install the tank and will start digging at the end of July. The tank will be buried 12 feet in the ground. Road and Bridge is going to redo the corner so the road will be able to hold the weight of the fire truck with a load of water. While the original estimate for the tank was \$90,000, the present estimate is \$60,000 of which \$45,000 will come from a BLM grant. As such, we need to contribute \$15K to finish the tank and we solicited donations from the membership. Our match requirement (10%) is \$4,500, plus \$5,600 in donations giving us a total of \$53,500 with \$4,900 yet to be raised.

We would like to install two additional tanks.

Goal 3: Continue work on egress issues

Peter Van Veen reported on the egress issues. The good news is that both Jack Randall and the Eitemiller Evers subdivision owners ("EEOE") have indicated that we could cross their properties in the case of an emergency.

With respect to the egress through the Randall property at the east end of CR 854 (Tabernash Drive), Jack Randall's attorney submitted a draft agreement and we responded with some concerns. At this point we are waiting for a response from Jack Randall.

With respect to the egress through CR 8514 to the red gate at Sol Vista, we have undertaken fair amount of research on the road and met with some of the members of the EEOE to outline why we believe we have a right to

cross the road. Subsequently we sent a letter to each EEOE property owner outlining that research and analysis. The EEOE property owner's attorney responded with a proposal that would give WPHA members a revocable license to cross the road. The new Board will discuss the issue and respond to the EEOE property owners. We hope that we will be able to negotiate a resolution.

Sol Vista has given us a key to the red gate, but asked that we keep a record of the people who receive keys. We have prepared a consent document and any WPHA member who signs the agreement can get a key.

Bill Schwartz informed the membership that we are welcome to hike on the Baer property. He told the membership that we are free to park along their driveway as long as we don't block the driveway and either leave a note with contact information in the windshield or call their caretaker and inform them that you are parking there.

Goal 4: Continued work on road and house signage.

We have completed installation of 203 house signs. Our sign has become the standard for the county and is now being adopted by other homeowner associations. In fact, it has received attention from other counties around the state.

Goal 5: Complete new Entrance Sign

Bill Tetlow reported that we have completed the Entrance Sign and thanked all the many people who volunteered their time to build the sign.

Goal 6: Update the map of the Highlands and overhaul our database.

Bill Tetlow distributed a new and improved map to the members and reported that Mike Braddy has updated our database. The plan is to sync the lots to GIS.

Goal 7: Maintain and improve the website.

Bill Tetlow reported that Kathy Lower spent a lot of time and effort maintaining and improving our website. Check it out at [www.winterparkhighlands.org](http://www.winterparkhighlands.org). Carolyn Bouchard has agreed to take over the website administration.

Goal 8: Increase membership

We have 50 new members.

D. Road repairs:

Bill Tetlow reported that Road and Bridge rebuilt all the county roads in WPH, including the heaving site on Elkdale. Road and Bridge also installed a convex mirror on Elkdale.

E. The Trash Company trash and recycling program.

Charlie Bouchard reported on the trash and recycling program. For \$21 per month WPHA members can deposit their trash in the receptacles. As some folks have not renewed, the trash company will soon be changing the combination. Charlie asked for volunteers to monitor the trash and notify the trash company when the receptacles are full or if there are any issues. Charlie also discussed options to make the receptacles more aesthetically appealing and announced an art contest to have artist paint the trash receptacles in an aesthetically pleasing manner. The membership asked that we look into having a key lock instead of a combination and whether a lock on the top could be installed.

F. Newsletter

The newsletter continues to be distributed electronically twice a year (fall and spring).

6. Election of Directors: there were three openings on the board: Bob Colosimo, Kathy Lower, and Jim Bishop have finished their second three-year terms and they are stepping off the board. Motion made, seconded and carried to elect Maura McKnight, Judy Bertolli, and John Smith to the Board. Thus our Board composition is as follows:

Class of 2014

Lynette Teichman (second term)

Bill Tetlow (first term)

Jeffery Kean (first term)

Class of 2015

Scott Ledin (first term)

Peter Van Veen (first term)

Charlie Bouchard (first term)

Class of 2016

Maura McKnight (first term)

Judy Bertolli (first term)

John Smith (first term)

7. Goals for 2013-14: recommendations of the Board approved by the membership—

Goal 1: Continued fire mitigation efforts.

Goal 2: Apply for a 2<sup>nd</sup> BLM grant and raise donations for the installation of a second fire suppression water tank at CR 85 (Elk Horn) and CR 8505 (Forest Trail).

Goal 3: Updated WPH map and create GIS

Goal 4: Continue work on egress issues.

Goal 5: Obtain “Firewise Community” status.

Goal 6: Make Trash and Recycle bins more aesthetically pleasing.

Goal 7: Have an Annual Community Project Workday.

Goal 8: Investigate building a permanent structure at Elk Park (see below).

Motion made, seconded and carried to authorize the Board to set the budget for these goals.

## 8. Old Business

A member asked about the status of Mountain Parks Electric tree clearing project. Bill Tetlow reported that they have four more projects to complete in the Highlands. Bill also reported that MPE has the authority to clear any trees that threaten power lines and have asked us for a list of concerns.

A member asked whether we would be clearing dead trees in the “parks” owned by the Highlands (specifically the park across from 1150 Wolverine Way). Bill responded that we will try to include them in the 50% grant matching project.

## 9. New Business

The membership agreed to not change the bylaws to allow an annual meeting in July and to continue to conduct the annual meeting in June.

Bill reported that Century Link is contemplating installing a fiber optic line down Lions Lane.

Roland Kehe reported on the possibility of building a permanent structure at Elk Park and showed the membership a concept drawing of a 24’ by 32’ log structure that was approximately \$8,000 for the kit alone. Investigating this possibility was added to the goals.

## 10. Guest speakers

Duane Dailey: Duane Dailey is a former County Commissioner and is now the Grand County Veterans Advocate and presented on the resources available in Grand County to assist veterans, widows and orphans.

Grand County Library District: Two representatives from the Grand County Library District presented on the November 2013 ballot issue regarding the library. Presently the mill levy is 2.41 and the Library District is asking for an

increase to a 3.9% mill levy which would be a \$12 per year increase on a \$100,000 property.

Motion made, seconded and carried to adjourn. Meeting adjourned at 1:30 p.m.

By \_\_\_\_\_  
Peter Van Veen, Secretary