

# DRAFT

## WPHA Annual HOA Meeting Minutes

June 27, 2015

While the meeting was not officially called to order, our guest speakers had other engagements so it was preferable to have them speak early in the process.

12:00 PM **Ron Cousineau, Colorado State Forest Service (CSFS)**, was the first guest to speak. He said we are a premier community in the areas where he is responsible. This includes general fire mitigation and fuel reduction. DON'T LET UP!!! Ron has availability of some 'Grant Assistance Funding' to support additional fuel reduction. It is available on a limited, first come, first served basis. Contact the CSFS office at (970) 887-3121. There is also a new challenge with white spots on trees in the Fraser Valley. It causes stress by the wax coating that protects the very small insect. It is believed to be caused by the previous and, in some cases, continued spraying of the Pine Bark Beetle and it killed the good insects too. If anyone is still spraying, we need to ask WHY?

Q: What is the appropriate defensible space around the house? Should sage be removed?

A: Generally 30 feet and yes, clear sage and juniper in that area.

Q: Are dead trees really a problem?

A: Yes, they cause other issues besides providing fuel. Green trees will burn faster and more intense but dead trees will fall and can cause egress issues.

**Ron Thompson, Chief, Grand Fire 1**, spoke next and reinforced that we are a premier community. They have just completed the Community Wildfire Protection Plan (CWPP), and it should help the insurance grading system. Your insurance carrier can shed more light on this. Obviously, we live in an area affected by terrain, foliage, and natural surroundings. In many cases that is why we are here. We need to address defensible space at each of our homes. Be aware of both ingress and egress. There are 4 areas the fire department is concerned about: 1) Water Supply, 2) Addressing Signs, 3) Defensible Space, 4) Egress. We must each **KNOW** the quickest way out of the Highlands! The fire department will do the best they can. We now have a pond, a completed cistern #1 repairs being addressed (corner of Tabernash Drive and Corona Way). Cistern #2 digging started with assessments about fiberglass or concrete in progress (corner of Elkhorn and Forest Trail), and a third site identified at the corner of Elkhorn Drive and Blue Jay Road). All of these water sources bring benefits to properties within 1000 feet as the fire department carry 1000 feet of hose with them. The addressing signs are very important for medical reasons and police location. Mike Braddy and Bill Tetlow have installed over 260 signs.

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**Brad White, Assistant Chief, Grand Fire 1**, brought brochures for the association. 1) 'Wildfire Home Assessment & Checklist; What to know and what you can do to prepare.' 2) 'Creating a Fire Adapted Home; What does it take to protect your home from Wildfire?' Both brochures are produced by the Insurance Institute for Business & Home Safety. Extra copies may be available from the HOA or call the fire department at (970) 887-3380.

Q: Can a cell phone be registered to the Reverse 911 System.

A: Any phone can be registered to the Reverse 911 System. There is also a Code Red APP.

Q: How come certain Highlands people were notified of the Churches Park fire and others were not when they all need to find the best egress?

A: That will be considered in the future, as the system is refined.

Q: What about the pond on Jack Randall's property, is it a source for the fire department?

A: It has been identified but it is difficult for the fire trucks to access. If helicopters were used to fight the fire, this pond would be identified, as they would have easier access.

Q: State Farm called to ask to come and assess my home. What would they want to see?

A: Probably, defensible space. The fire department and CSFS are available to help assess.

Q: What is the cost of our tanks?

A: #1 cistern, just under \$80,000. #2 cistern, to be determined (fiberglass or concrete?)

All future water supplies / cisterns depend on our financial resources. (More later from our fundraiser.)

## **Heidi McNinch, Board Member and Librarian**

Heidi asked who had a library card. Many raised their hand. She identified the resources available including: online books, free classes, MP3 resources, instruments, e-content, language training, and a host of others available through Lynda. What a great opportunity for Grand County residents. This library system is part of a 150-member consortium in CO & WY. Make sure you are taking advantage of this amazing resource.

## **Bill Tetlow, WPHA president, officially called the meeting to order at 12:21 PM.**

He asked Mike Braddy to verify the notice was sent in accordance with the by-laws. Mike showed the proof and indicated we have 162 members with 41 proxies or in-person needed for a quorum. We had 59 here or by proxy so we have a valid meeting.

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The previous minutes are on the website. Lynda Parker and Frank Watts moved and seconded they be approved. The members voted to approve.

The financials are also on the website. We currently have about \$70,000 available consisting of \$31,000 in the bank (\$15,000 from dues), \$35,000 from the BLM grant and \$4,000 in Grand Foundation donations. The membership approved the financials.

## **Activities vs. Goals:**

- 1) Apply for BLM grant (\$35,000 grant received) and raise donations, file easement, and survey for #2 cistern. Assess best option for cistern #2, i.e., Fiberglass or Concrete (in progress). Excavation began but halted because of wet soil conditions; consistent with Goal #1.
- 2) Construction of Bulletin Board on CR 858 - Permanent structure tabled due to property and funding issues. Signs are mounted to test the concept.
- 3) Construction of a trash enclosure at Elk Park - done @ \$7,000. (More under new business)
  - a) History needed
  - b) Proposed by Charles Bouchard in May 2011, recycle bin added in June, reported at annual meeting June, 2011. Board members were: Bob Colosimo, President, Jim Bishop, Past President, Kathy Lower, Secretary, Lynette Teichman, Treasurer, Jeffery Keane, Roland Kehe, currently Architectural Review Committee, Scott Ledin, currently VP, Al Rothenbach, Bill Tetlow, currently President.
  - c) 1 trash / 1 recycle receptacle in parking lot.
  - d) Occasional overflow challenges with trash - regular capacity with recycle with some overflow issues.
  - e) 2012 - 2014 - every annual meeting involved discussions on problem solving and beautification.
  - f) 2015 - every Board meeting discussed - enclosure designs discussed including roof, fence, berm enclosure.
  - g) May 2015 Director Judy Bertoli resigns in protest; promises "issue not over"
  - h) June 9, 2015 - Association receives letter (response required by June 19) of county zoning violation because of our trash/recycle facility.

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i) June 25, 2015 - Bill Tetlow, WPHA President, Scott Ledin, WPHA Vice President, Jim Parker, Manager, The Trash Company, meet with Bill Gray & Brett Hanlon of Community Development (formerly Planning & Zoning office).

j) WPH was developed in 1970; and zoning regulations adopted in 1971 - thus non conformance. Community Development recommended re-survey (completed 06/26/2015), meeting with planning board and then Board of County Commissioners (BOCC). Estimated cost: \$5,000+.

4) Logging on Greenbelts - Postponed for lack of Grant or other funding

5) 10% growth in membership (20 new or honorary members) - achieved 16 or 8.7%; 184 to 200

## **Other Activities throughout the year:**

a) Communications via e-mail and website - Mike Braddy and Kathy Lower

b) Fire Cisterns - #1 completed, #2 under construction, #3 site determined, #4 desired by GFD

c) 911 House Signs - 260 installed to date

d) CR 8514 Access to Granby Ranch Trails - road is for "non-exclusive use"

## **Election of Directors**

### **a) Candidates - 3 year Term**

i) Scott Ledin - (2nd term)

ii) Charles Bouchard - (2nd term)

iii) Karen Bishop - (1st term)

### **b) Candidates - 1 year terms - Filling vacancies created by resignations (incomplete terms)**

i) Heidi McNinch (Term ends in 2016; eligible for subsequent 3 year term)

ii) Fred Chapin (Term ends in 2016; eligible for subsequent 3 year term)

iii) ??? (Term ends in 2016; eligible for subsequent 3 year term)

**With no nominations from the floor, the Board will appoint a future Board member.**

**10) Presentation and adoption of goals and objectives and review of policies for the coming year.**

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**Goal 1 - Get Elk Park re-platted for permit trash / recycling**

**Goal 2 - Fire Cistern #2 Completion**

**Goal 3 - Fire Mitigation on Individual Lots**

**Goal 4 - Continued Growth in Membership**

**11) Presentation and adoption of a budget to accomplish goals and objectives of the coming year**

**Proposed Budget = Expenses no greater than Revenue = Est. \$20,000 annual dues + grants + donations.**

**Major Project Expenses (e.g. Fire Cistern #2) = (Grants + Donations + TBD from WPHA Board of Directors)**

**There was a motion by Sherry Pelton; seconded by Bob Colosimo to approve the proposed budget for the new year goals. The membership approved the motion.**

**12) Old Business - None**

**13) New Business**

**a) Approval to bring Elk Park into conformance with Residential Area Zoning Regulations**

A very spirited discussion ensued with Bennett Bertoli raising objections to the current situation in Elk Park. He did say he was the one who complained to the county. He asked everyone to consider the homes surrounding the park and the potential impact on property values. Bennett and his wife, Judy, live above Elk Park. They see and hear the traffic from the members who use the park for trash and recycle. He indicated the resident immediately up the hill from the park has to handle unauthorized dumping and at one point needed to extinguish a dumpster fire because someone put hot coals in the trash bin. Bennett asked those who were involved in the program to stop and support his position at any future hearing at the county level.

Another member living in proximity to the Park, Gary Pelton, suggested that he is up quite often and, in fact has picked up garbage from the area and deposited it as needed. He objected to having to spend Association funds to handle an issue that was beneficial to many in the community.

One suggestion was made that all participating in the Trash / Recycle program have a responsibility to keep the area clean and be responsible stewards of the program.

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There were many questions and suggestions but nothing appeared that would allow a compromise with the association and Bennett and Judy Bertoli.

A motion was made by Gary Pelton and seconded by Fred Chapin to move forward with bringing Elk Park into conformance with Residential Area Zoning Regulations. The membership approved the motion.

There was a complaint about speeding vehicles in the Highlands, specifically at Lions Lane and Valley. It was suggested that it is mostly young drivers. The speed limit in the Highlands is 25 MPH. Bill Tetlow recently had signs installed for mountain driving indicating that uphill drivers must yield to downhill drivers. There was mention about previous incidents on Elkdale and the corner of Silver Creek Drive and the curve at CR 858. Apparently the County Engineer suggested that no stop signs or any other measures would be initiated on limited incidents. We can report any suggestions to Alan Greene, Road & Bridge, at (970) 887-2124. We were reminded that we are all residents of the Highlands and responsible for maintaining the speed limits in our community.

Sherry Pelton, Board member and WPHA fundraiser, spoke to our group about the importance of the entire community participating in our fundraising efforts. Our ability to continue with the completion of Fire Cistern #2 and move forward with any future Fire Cisterns is directly related to our success in fundraising. We will continue to seek any and all grant opportunities that meet our requirements. Individuals can contribute directly to the HOA or there is an opportunity to contribute through the Grand Foundation to qualify for a tax deduction. Since there is a possibility insurance rates may be reduced with every Fire Cistern installed, perhaps we can use the savings to help our fundraising. We are all in this together and whatever we give will benefit us all!

**The meeting was adjourned at 2:30 PM.**