



D R A F T
Meeting Minutes
Winter Park Highlands Association
Annual Meeting
June 25, 2016

Jane Tollett – Grand County Commissioner presented overview of County activities focused on budget and tax refund due to Snow Mountain Ranch.

Martin Woros (BOCC- IT) provided update on Internet Service in the County.

1. Fiber Optic is being laid in ground as part of “CAP2” Federal Project of connecting America.
2. If you currently have DSL connection good chance you will receive Fiber Optic - especially in 1,000 feet of nodes.
3. Mountain Broadband is working with Eden of Grand County Internet to enhance service for those who do not have access to Fiber/DSL.

Heidi McNinch updated attendees of Library Programs.

1. LYNDA.com for free online courses.

Meeting called to order at 12:30 PM @ WPHA Commons

Present:

Bill Tetlow (President), Scott Ledin (VP), Charlie Bouchard (Treas), Karen Bishop (Secy), Heidi McNinch, Sherry Pelton, Roland Kehe

Guests: WPHA Members, Mike Braddy has attendance list

Via Conference Call: N/A

Absent: Carter, Chapin

Quorum: Established

Agenda

Motion approved to accept the agenda.

Approval of Minutes: All approved to waive reading of minutes.

Approved by voice vote.

Treasurer's Report

Charlie presented current environment of our financials including challenges and necessary changes that need to be made.

1. Trash/Recycling Program located at WPHA Commons.
 - a. County is NOT providing Trash/Recycling Service.
 - b. 40-50% of WPHA Members are utilizing current service offered by The Trash Company located at WPHA Commons.
 - c. To be in Compliance with County requirements we need an estimated \$15,000.00 to construct structure within two years.
 - d. The Trash Company sponsored our meeting today to help offset the construction costs.
 - e. \$10.00 monthly surcharge for all participating WPHA Members for a period of two(2) years to be implemented in order to pay for structure; members have the option to pay the \$240.00 charge upfront using PayPal on the WPHA Website.
 - f. Letter notifying all members of the above changes will be sent via email/mail.
2. Annual HOA Dues Increase (Developed/Vacant)
 - a. Current dues are \$120/60 per year. Proposed increasing dues to \$250/\$125
 - b. Currently WPHA has a \$40,000.00 outstanding promissory note loans to pay off the construction costs of Cistern #3 as well as the cost of the WPHA Commons Trash/Recycling Program that includes survey, lawyer costs. Estimated \$5,000.00 cost to retain water rights

Information Items

For those members utilizing the WPHA Commons trash/recycling program will need to contact Tara at The Trash Company for access code. She will send out email notifying members of changes when required.

Subcommittee Updates

Fire Cisterns

1. Cisterns are filled by the YMCA and for ongoing need it is the Fire Department's responsibility.
2. Bob Colosimo shared that Aaron Zeischang has generously donated over 200 hours and easement on his property for

the construction of Cistern #3. Aaron will apply the finished layer as well.

Telecom

1. See above from Martin Woros

Architecture – no updates - 3 vacancies

Fund Raising /Membership

1. Mike Braddy shared that we have currently have 206 **members**, 3 Grand Enclave, 12 Associated, which brings us to an all time high of **221** dues payers of the WPHA.

Old Business

1. Goals from Annual 2015 Meeting have been met.

- a. Elk Park replat issue, Trash/Recycling
 - b. Reviewed process with members
 - c. Commissioners had 7 requirements in order to approve. All items have been completed with the exception of #8.
 - i. Replatting of area.
 - ii. Voting completed by WPHA members
 - iii. Paint bins specific green color
 - iv. No trespassing signs
 - v. Remove Elk Park sign and rename WPHA commons
 - vi. Limit trash/recycling to WPHA Members only.
 - vii. Plant Vegetation
 - viii. Construct 3-sided structure to be completed by 2018.
2. Fire Cistern #3 located on Blue Jay has been completed.
 3. Fire Mitigation objectives completed.
 4. Growth in Membership achieved
 5. Current signs for all members – 292 house signs have been installed. More coming.

New Business

1. Established goals for 2016/2017 year.
 - a. Obtain absolute water rights for WPHA Commons and conditional for Bielenberg Pond , we will abandon the remaining 8 acres not associated with Bielenberg Pond.
 - b. Slash Removal utilizing County Programs when possible for WPHA Homeowners
 - c. Complete Replat process.

2. Raise annual dues to \$250 developed/\$125 undeveloped
3. Seek to obtain Absolute water rights for WPHA Commons and continue the Conditional rights for the remaining previously awarded for Bielenberg Pond. We plan to abandon the remaining rights in Ponds 3,4 and 5 not associated with Bielenberg Pond (Pond #1) as not providing a benefit that would justify the cost to develop them. Their close proximity to the Pond also favors expanding it rather than developing 3,4 and 5. The rights to Pond 2 are to be transferred to Jeffery Keane per prior agreement. After a detailed explanation the President stated that the Pond had the potential to be expanded to its full 9.75 acre-feet volume granted previously but that what would be required were engineering surveys and detailed plans to do so. Funds to allow this would be sought in future years.
4. New Board Member elected–Susan Oderwald.

MOTION TO APPROVE – All those in attendance unanimously APPROVED the above items.

1. Fire Ban sign to be placed at the WPHA main entrance.
2. Roland Kehe to resign as head of Architectural Committee.
 - a. Thank you Roland for all your years of service.
 - b. Currently have three open positions.
3. Confirmed that we have access to the trails at Granby Ranch via the “Red Gate.” County has confirmed that there is a “nonexclusive use” of the road by original platting. Hiking is OK!!!. Do not park in or near the area.

**Meeting adjourned at 1:55 PM.
Next Board meeting: July 29, 2016 – @ Tetlow residence**