

**Meeting Minutes**  
**Winter Park Highlands Association**  
**Board of Directors**  
**June 13, 2013**

Meeting came to order at 7:00 p.m.

**Present:** Bill Tetlow (President), Jim Bishop, Bob Colosimo, Charlie Bouchard, Jeffery Kean, Peter Van Veen (Secretary and by conference), Kathy Lower (by conference).

**Absent:** Scott Ledin (Vice President), Lynette Teichman (Treasurer) **Quorum:** Established.

**Agenda:** Motion made, seconded and carried to accept the agenda.

**Approval of Minutes:** Motion made, seconded and carried to approve minutes of the May 9, 2013 meeting.

**Treasurer's Report:** Motion made, seconded and carried to receive the treasurer's report.

**Committee Reports:** No committee reports.

**Old Business:**

**Fundraising:** So far we have raised nearly \$5,000 in contributions for the tank fund.

**Webmaster Search:** Carolyn Bouchard has agreed to take over the webmaster role. Mara Erlandson, Al Rothenbach, and Peggy Sunderland have agreed to assist Carolyn.

**Elk Park Clean up day:** We had a successful Elk Park clean up day that was well attended. We thank all those who participated. We are installing a post to prevent ATVs from crossing the bridge. Bob and Jim we will ask the fire department if there is specialized wording that needs to be placed on the sign and then install a sign describing allowed and prohibited activities at the pond. We will ask the fire department to check out the inlet point. Bill will install post to keep the logs in the parking area in place. Charlie discussed the options for enclosing the trash bins. Options included building a structure, which would be expensive. One idea was to invite artists to submit sketches to paint the bins in a creative and aesthetically pleasing way. We would invite the adjoining property owners to be on the selection committee. The motion was made and approved to award a \$200 prize to an artist to paint the trash bins.

**Spray truck:** The spray truck is full of water and parked at Jeffery Keane's house in case it is needed for fire fighting purposes.

**New & non-Member signs:** We have installed almost 200 signs. The manufacturer has changed the dimensions of the blanks so we are now special ordering the appropriate dimensions.

**Randall Property Emergency Egress:** We have not heard back from Jack Randall and Bill has sent an e-mail following up.

**Eitemiller-Evers Egress Issue:** The Board agreed to send the draft letter, with a modification that we are willing to discuss possible solutions subject to a final agreement. Peter will look into an additional legal theory and discuss this matter with Jack DiCola.

**Annual Meeting Banner:** We looked into purchasing new signs announcing the annual meeting to be placed at the front monument, but they were expensive. The Board agreed to use our existing signs.

**Tank One:** Jim reported on the status of tank. There have been some issues with the survey. When our initial contractor had reservations, we solicited input from Tim Gagnon, Road & Bridge, and the fire department for a substitute contractor. We are presently talking with Conroy. Jim is the manager for the project and has authority to sign on behalf of WPHA. Bill will then countersign the contracts. Jim will circulate all contracts to the Board before signing.

**Chimney Lot Grant:** We have received interest from property owners for ten acres of fire chimney lots, which is roughly half of the grant money available. There has been less interest from fire chimney property owners than we had last year. In the grant we specified certain lots as target lots, but not enough targeted property owners have expressed interest. The Board discussed this issue and agreed to discuss a modification of the grant with the Forest Service to allow us to offer fire mitigation tree cutting to non-fire chimney lots. If we were to do so, we would make it cost neutral to WPHA with the grant money and the property owner paying for the tree clearing. Bob agreed to lead this issue and will follow up with the fire chimney lot property owners.

**Mountain Parks Electric:** Bill has had discussions with Mountain Parks Electric (“MPE”). MPE he has the authority to cut trees that jeopardize the power lines. Bill is working with them to identify appropriate mitigation.

**Associate Member Applications:** We have had property owners who are not in the Highlands that want to be associate members so they can contribute to our efforts. The Board agreed that anyone who wants to donate the equivalent of the WPHA dues, will be given the title of Honorary Associate Member. Honorary Associate Members will not be allowed to vote, but will enjoy the benefits of membership. Because Honorary Associate Members will not have voting rights we will not undertake the process to amend the Bylaws.

**Capital Fundraising Campaign:** Jeffery has talked to Mike Lohman as to a site for the second tank.

**Tent for Annual Meeting:** We agreed rent the tent for this year for \$200.

**Winter Park Highlands Financial Documents:** Realtors have asked us for WPHA financial documents. We have prepared a release document that will be put on the

website and available to realtors. Once signed, we will give them access to WPHA financial documents. We agreed to table the discussion until the next meeting of whether to sell ad space to realtors on our website.

**Web Statement regarding Covenants.** We agreed to preface the covenants on the website with the language that we are a covenant controlled community.

**Next Meeting Date:** The Annual Meeting is on June 29<sup>th</sup>. The next Board meeting is on July 11, 2013 at 7:00 p.m. at Bill Tetlow's house. Motion to adjourn made, seconded and carried. Meeting adjourned at 9:20 p.m.

Peter Van Veen