

Meeting Minutes
Winter Park Highlands Association
Board of Directors
February 13, 2014

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

Present: Bill Tetlow (President), Scott Ledin (Vice President) at 7:30, Lynette Teichman (Treasurer), Judy Bertoli, Peter Van Veen (Secretary and by phone), Charlie Bouchard and Jeffery Kean. **Absent:** Maura McKnight and John Smith. **Quorum:** Established.

Agenda: Motion approved to accept the agenda.

Approval of Minutes: Approved minutes of the November 14, 2013 meeting.

Treasurer's Report: We have approximately \$28,900 in our cash accounts. Approved motion to receive the treasurer's report.

Committee Reports: No committee reports.

Old Business:

Tank One: The total costs were roughly \$60,000 with an offset of the \$45,000 grant for a net cost to WPHA of \$15,000. Another subdivision recently built a 50,000 gallon tank for a total cost of \$90,000.

PayPal. Many members are now paying by PayPal. Bill receives an e-mail that he forwards to Kathy Lower and Mike Braddy. We are working on a PayPal link for charitable donations to go directly to our Donor Advised Fund at the Grand Foundation.

Red Gate Access Issue: The EEOE property owners recently sent us a revised permit regarding the use of the red gate road. The permit specified that CR 8514 was a private road and did not include legal language we had requested that everyone's right be preserved should the permit system not work out. The Board discussed the pros and cons of different options and concluded that we should not recommend that anyone sign the permit. Four WPHA members who are attorneys have agreed to donate their time to litigate this matter. A motion was made and approved to authorize \$5,000 for litigation costs and to file a lawsuit to keep access open to the red gate. Peter will prepare an email updating the membership and a lawsuit will be filed in the spring/early summer. We will solicit input from potential plaintiffs and seek donations to cover litigation costs. Peter will talk to Kathy to set up a PayPal link for donations and a form to solicit attorney-client protected communications from our membership.

Trash Enclosure: The Board discussed the issues including the visual impact, the trash surrounding the containers, an enclosure, trees surrounding it, the monitoring requirements, and the impact to surrounding neighbors. There was significant concern

about the aesthetics of the current situation and how to remedy it. 55 members are presently using the trash bin. A possible solution would be to have the Trash Company recoup the costs through increased fees. A motion was approved to have Charlie negotiate with the Trash Company to arrive at a possible solution.

Park Enclosure: The Board had a discussion about the possibility of building a covered structure at Elk Park. Due to a desire to keep the area in the natural state, the concern about costs, and the concern about limited use, the Board decided not to proceed.

Tank Two: We have a survey, a legal easement, can use much of the documentation from the first tank and are ready to proceed. We discussed whether to retain Tim Gagnon for \$7,500 to oversee the process. Jeffery agreed to oversee the design process to make it “shovel ready.” The board approved up to \$3,000 for further costs design management to get the project ready “shovel ready.” We will not proceed with actual construction until an appropriate grant has been awarded and sufficient funds are available to proceed.

New Board Members: Bill is up for reelection. Jeffery is not seeking reelection. Lynette is term limited. The Board discussed possible candidates.

National Firewise Community Day: A volunteer day is recommended for Firewise communities. The Board discussed a volunteer day to work on the pond. Scott discussed the methodology for applying the chemicals for treating weeds in the pond. We will alert the membership for a day of community work on the pond.

Bulletin Board: Prior signage did not survive the winds. Bill will talk to Maura about getting permission to have more permanent structure at the turnaround south of the newspaper boxes.

New Grant: Don Baxter reviewed a possible new grant application and made recommendations. Bob Colosimo is willing to administer a grant should we be successful. The Board approved a motion to pursue a \$45,000 BLM grant that would require a \$4,500 match from us. The Board also approved a motion to apply for a grant application to log interior fire chimney lots for \$10,000, which would require a \$2,500 match from homeowners and a \$2,500 match from WPHA.

Annual Meeting: The WPHA annual meeting is scheduled for June 28, 2014.

Next Meeting Date: The next Board meeting is on March 13, 2014 at 7:00 p.m. at Bill Tetlow’s house. Motion to adjourn made, seconded and carried. Meeting adjourned at 8:50 p.m.

Peter Van Veen