

Winter Park Highlands



Association

Meeting Minutes
Winter Park Highlands Association
Board of Directors
When: July 6, 2018
Time: 6:05PM
Location: Charles Bouchard Residence

Purpose: The purpose of the WPHA shall be to serve the best interests of the property owners/residents of WPH, to enhance the quality of life in WPH, and to preserve and protect property values.

Present: Charlie Bouchard (President), Scott Ledin (VP), Sherry Pelton, Cress Carter, Fred Chapin, Heidi McNinch, Susan Oderwald, Lynette Teichman (Treas), Bob Colosimo, Guest: Aaron Zeischang

Missing: Karen Bishop

Quorum: Established

Additions/Corrections Needed & Approval of Agenda: Approved

Minutes March 3, 2018: Approved

Treasurer's Report - Approved

Membership Update: 210 members in 2017 (\$49,860)
222 members in 2018 (\$51,130)

Architectural Committee:

Cress reviewed the AC updates. - see AC update document for detailed information

- Richard Hagler at Grand County is the new “compliance officer” who will be following up on blight issues.
- 16 new permits
- Continue to help address “neighbor” issues and covenant enforcement

Winter Park Highlands



Information Items

1. Funding shortage for fire department:

- Discussion about Gallagher. Board will continue to follow the issues involved. Materials may be made available at Annual Meeting.

2. Trash enclosure -

- Completed
- **Revised** : Future Trash Users will pay an initial **\$120.00** which will be placed in an Es-crow account for maintenance activities
- Staining was completed by Heidi and Susan

Action:

- Grading still needs to be done for proper drainage: Bob will have Dan Hahn assist with making the grading correct when working on the pond project

3. Signage on WPHA Commons - Susan/Scott

- Signs have been completed
- Action:
- Signs for the trash enclosure bays -TRASH ONLY and RECYCLE ONLY (two each)
- Signs need to be framed (approx. \$250.00)
- Signs need to be installed after Grading has been completed

4. Website Redesign - Cress

- Cress is working with Mike H. to design with the goal of showing a sense of community with photos etc..
- Board decided to use focus on a friendly website that incorporates our values and limit the information to covenants, by-laws, contact information, fire mitigation information and not have all the minutes from meetings etc. on the website.

5. Pride Weekend

- September 1-3 weekend (Labor Day)
 - Discussed the idea of a "Pride Weekend" that could include bringing in dumpsters and may be able to even have someone to pick up old appliances , offer to help neighbors clean up their lots with assist of pickup trucks, dumpsters etc. –
 - Board approved \$3,000.00
- Action:** Aaron will create a flier, we will discuss at Annual meeting

6. Pond Firming Project - Bob

- We have received the \$20,000 grant and it is in our account, total cost is \$30,000. The Board approved \$10,000 from our account to finish the project which is scheduled for early August.

7. Grant Update – Bob

- We still are waiting for a response from grantors

Winter Park Highlands



8. New board members

- Scott and Charlie will reach their term limit at the end of 2018 -
- Mike Haggerty has agreed to become a Board member.
- We will make an appeal for new Board members at the Annual Meeting and mention it in our notice about the Annual Meeting.

9. Officers

- Bob agreed to be President this next year,
- Fred agreed to become Vice President this year and move into Presidency the following year.

Annual Meeting Agenda Items:

- Approved to pay to have Walt (Karen's neighbor) prepare the walkway area at the entry to the Commons. Not to exceed \$500.00 (Board members agreed to help whenever he is ready.)
- Discussed the agenda and issues being presented: Key issue is Fire Prevention.
- Shelley will present information about fire prevention as well as the survey (Community Risk Assessment) being done by the department in Winter Park Highlands.
- The Board agreed that the information being presented is valuable and that all of the Highlands should be invited.
- A notice will be sent to non-members inviting them.

Meeting adjourned at 8:30 PM.

Next meeting: July 28, 2018

Place: Winter Park Highlands Commons