

Winter Park Highlands



Meeting Minutes

Winter Park Highlands Association

Board of Directors

Date: June 1, 2020

Time: 6:00p.m.

Location: Conference Call

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 protect and preserve property values.

Present: Fred Chapin(Pres), Mike Hagerty(Vice Pres), Tammy Gillespie (Secy), Sherry Pelton, Bob Colosimo, Nate O'Rourke, Judy McNary, Karen Bishop, Kerry Zieschang

Missing: Lynette Teichman (Treas)

Call to Order: Fred called the meeting to order at 6:00 p.m.

Minutes from the Board Meeting of March 26, 2020 were approved.

Business:

Treasurer's Report: None given due to absence of Lynette

ACC Report/New business: Nate reported he currently has 4 ongoing projects in various stages of completion. All appear to be following WPH ACC guidelines. One may need updated county approval due to original application date of project.

Glamping Issue: Updates as to activities from last weekend were given as to the 4 tents and numerous vehicles parked in the large lot outside and contiguous to WPH. Sherriff dept. was called, and they indicated (owners and campers) are complying and within their rights as far as the sheriff's dept. is concerned. The Board discussed the various issues and limitations to address concerns of WPH – no firm decision was made as to course of action to follow at this point.

Annual HOA Meeting: After much discussion, it was determined that out of an abundance of caution due to the CO-VID 19 pandemic and current Grand County restrictions on gatherings the Annual Meeting for 2020 would not be held. In lieu of the meeting an email will be sent to all members with current email addresses detailing progress on various items (cistern, grant application and funding) as well as any and all issues needing to be voted on. Proxy's would be attached. Specific details on the email will be determined in the next two weeks by Tammy, Sherry and Karen and sent to all Board members for review. Once finalized the email will be sent to Mike to distribute to members. Any members without email information will receive USPS mail notices. The Board is hoping to get the final email/proxy notices out before July 1, 2020.

In terms of seeking new board members, traditionally this is handled at the annual HOA meeting. Since that will not be held this year it was decided all current members would try and find one or two new members and discuss the options at the next meeting.

Grant Application and Cistern: Bob reported that \$10,000 in grant money has been approved but not yet received in writing or funded. Once funding has been received the Board will decide how best to proceed and use the money. Brad White at the GCFD has offered assistance in both equipment and labor. Additionally, Bob has recommended doing a drive around in WPH with Brad to review and help prioritize high fire threat areas.

The construction and installation of the cistern is on schedule and should be installed by July 9th. Presently, it appears no blasting will be needed which will keep costs in check. The Fire Dept. has agreed to fill the tank once completed.

Membership Update: Current membership is 212 members. This is down 7 from last year. In 2018 we had 225 members and in 2017 we had 210.

Old Business: The Board continued the discussion on the proposed replat of the property lines on the two properties on Bear Paw. Concerns remain about the negative effect this would have on water tables, septic and traffic if an additional home were built on the new, smaller site. The Board decided the best approach is for Fred to write a letter, identifying the parcels, to the county expressing our concerns and opposition to the replat should the owners proceed.

Trash: The dumpster use appears to be going well at the present and all users are paid up and current.

Adjournment: Meeting was adjourned at 7:21p.m.

No additional meeting was scheduled.