

Winter Park Highlands
Annual Homeowner Meeting
August 12, 2023
Lunch 11:45AM
Annual Meeting 12:15

Board Members Present: Michael Hagerty, Tod Smith, Barbara Lawler, Lynette Teichman,
Eric Richards, Terry Heckmaster

Board Members Absent: Wendy Meilke

Guest Speakers: Sue Hagerty - Wildfire Council, Brad White - Grand Fire

Mike called the meeting to order at 12:14 PM. A quorum was established with 205 members present or registered via proxy. The 2022 Annual Meeting Minutes were not approved as no minutes were presented.

Financials:

Lynette gave the Treasurer's Report. She stated that we had \$3500 in expenses and \$21390 has been paid towards the new cistern with a balance due of \$137K. She anticipates that we will have a balance of ~\$40K at year end.

Sue Hagerty:

Sue is on the Grand County Wildfire Council, a non-profit organization. The Council's goal is to educate homeowners:

- How to prevent wildfires
- Ensure preparedness
- Mitigate
- Survival

Sue suggested checking out their website, BeWildfireReady.org. You will find wildfire information including how to sign up for CodeRed (a reverse 911 alert), getting an assessment on your property, chipping days, creating defensible space and much more. Being fire wise with our homes will give us more defensible space, improve our property values, potentially get and maintain insurance as well as form good neighbor relations.

The WPHA has cleared 750 acres of trees including generating a fire break. The fourth cistern will be completed shortly. Currently, there is discussion to increase the depth of Bielenburg Pond. Although helicopters can use the pond as it is, a deeper pond would increase the number of water loads. The Highlands needs \$8200 in mitigation efforts per year to maintain our Fire Wise Certification. If you do mitigation work, either yourself or by hiring someone, please send your hours / dollars spent to Bob Colosimo by November 1, 2023.

Sue discussed the proper distances for vegetation and trees around your house. The first 5 feet should be clear of trees, bushes and grasses. From there, the next 5'-30' can have trees in small clusters. The 30' to 100' zone should have tree crowns at least 6-10' apart, and surface fuels

should be well separated. You can get formal assessments from the Grand Fire Department or the Forest Service. If you would like to become a **volunteer** to help with informal assessments, you can sign up, and receive training by the fire fighters. Contact Sue Hagerty with any questions.

Chief Brad White (Grand Fire):

Mr. White noted that we have had a “traditional year” for water and fuel moisture. He said that most of the fires this year have been caused by lightning strikes. He said that the Devil’s Thumb fire was one of the fires started by a lightning strike and that it is pretty well contained now. 4-5 fires were caused by humans. You can see where current fires are burning on the grandfire.org website or the BeWildfireReady.org site. \$3.5 million in grant money will be used for major fire breaks in west Fraser and the Experimental Forest. Other subdivisions are getting ready for mitigation as well including Val Moritz, Granby Ranch and 10 Mile subdivision. The Colorado State Forest has also done a lot of work with more projects to come. Brad reinforced that we all need to keep our properties clean of fuels. Each property in the Highlands was assessed three years ago; the map will be provided on the WPHA website.

Grand Fire is hiring full-time fire fighters to help with weekend coverage. The new fire station on Red Dirt Hill has 6 apartments to house fire fighters.

Mike Hagerty:

Accomplishments:

- The new cistern installation should be done in the next couple of weeks
- Bob Colosimo has written many grants including a grant for \$10K from the BLM. You can get up to \$100 off your chipping invoice this fall but you need to sign up by September 1st. The rate is \$300/hour and billed in 15 minute increments including travel time to your property. Take photos of your work.
- We are working on non-compliant owners with issues such as teepees/camping on sites.
- Brian Wahlert has redesigned our website – thank you Brian! Some updates still need to be done.
- Mitigation is a continual process.
- Suggest talking to your insurance company -you may be underinsured.

Questions/Answers and Updates:

- You can recycle empty fire extinguishers and you can drop off old extinguishers at the fire station in Granby.
- The new cistern is off Bear Paw. The tank will have pea gravel underneath and on the sides, which will need to be tamped down prior to tank installation. If you would like to **volunteer** for this work on August 24th, please contact Bob Colosimo at bob.colosimo@yahoo.com!
- By year end, we will have four cisterns plus the Bielenburg Pond.
- The dues have gone mostly to cisterns over the years.
- Properties ignoring our covenants will be alerted and the County will enforce them as needed.

- Any STR issues whether with owners or renters can be brought to the County. Mike will add the contact information to the website.
- Members' personal information will not be provided on our website.
- The Architectural Control Committee has nine applications currently. It takes 1-2 weeks for approval; the County needs ACC approval prior to their approval.
- The cars parked by the WPH sign are not on WPH property. The sign was allowed via an easement. It is not known who owns the two black cars that are there now.
- The **WPHA always needs Board members**. Please let Mike know if you are interested!

Eric Richards: Insurance, STRs

- Take photos of everything you have! Store the photos remotely on Google and buy storage which should be kept off your property.
- Create a PDF that lists all of the contents in and around your house for the public adjuster.
- Understand code updates.
- Currently the rebuild cost is \$600/square foot. Talk to your insurance agent to be sure you are covered sufficiently.
- Check the distance to the nearest cistern/pond and let your agent know (you may get a discount if the road distance from your house to the nearest hydrant is in within 1000').
- STRs: bring complaints to county (Chris Mancuso)

Goals for 23/24:

- Continue applying for grant monies. We are looking for **volunteers** to assist.
- Continue to spread fire wise awareness and mitigation information.
- To continue to reach to owners of vacant lots who have not done any mitigation. Unfortunately there are no requirements to enforce clean-up.
- Discuss and decide whether to add another cistern or enlarge the pond.
 - Comments regarding cistern access:
 - At times, roads can be very muddy making it difficult to access a cistern or the pond. Asphalt or chip and seal would be very beneficial. Brad suggested we ask Road and Bridge if the roads to our cisterns can be done. Perhaps this can be done when Red Dirt Hill is re-paved with another entrance/exit lane from the Highlands. Brad also informed us that the Grand Fire is in the process of ordering and purchasing new fire trucks with AWD as funds permit.
 - Cisterns are valuable! They lower fire ratings for our homes.
- To have all homes achieve an ISO rating between 3 and 5.
- To ensure all STR's have signed off with the Fire Department.

Please sign up to **volunteer** for our projects and our Board!

The meeting was adjourned at 1:27.