

The Winter Park Highlands
Annual Homeowner Meeting
August 10, 2024
Lunch 11:45AM
Annual Meeting 12:15PM

Board Members Present: Michael Hagerty, Barbara Lawler, Lynette Teichman, Paul Ramsey & Wendy Mielke

Board Members Absent: Tod Smith, Eric Richards & Terry Heckmaster

Guest Speakers: Sue Hagerty - Wildfire Council, Tyler Campbell, Division Chief - Grand Fire

Mike called the meeting to order at 12:15PM. He introduced the board members present and those unable to attend. He spoke about the board accomplishments over the past year with the highlight being the placement of the cistern last fall. He explained that most of the year is spent working on varied aspects of fire mitigation.

Minutes from the 2023 Annual meeting were approved.

Lynette gave the Treasurer's Report: \$66,000 in the bank. \$49,400 income with \$4,200 in expenditures. The vast majority of costs were for fire mitigation, the cistern and the PayPal charges. The last cistern was a great deal more expensive than the previous ones at \$190,000. Chief White would like us to place one more cistern. Most of the grants that we will be applying for will only cover mitigation and not for the cistern.

Sue Hagerty from the Wildfire Council spoke next. Their mission is prevention, mitigation and survival. Fire mitigation is work before a fire comes to better survive the fire. Fire prevention starts with mitigation. She has placed several brochures on the entrance table from the Wildfire Council. The Home Ignition Zone has three defensible space areas. 1) 0-5 feet from house nothing flammable, 2) 5-30 feet mow grass to 4" or less and avoid large accumulations of fuels, log piles, 3) 30-100 feet have 6-10 feet between trees no other restrictions.

There are three free chipping days through the summer sponsored by the Wildfire Council. The 2nd one is today and the last one on August 24th in Grand Lake. They also have two cost sharing programs when the work is done by a contractor. They write grants to get funds to assist in mitigation. The first is work done in the Home Ignition Zone for the smaller homeowner. If approved, it will cover 50% of the cost or \$1,500 per acre or \$5,000 per property (which ever is least). The Strategic Fuels cost share is on a larger community level (like 5 properties together). This is a larger fund with more flexibility. They have a list of non-vetted contractors on their website.

Unfortunately, according to Chief White, there is no way to force homeowners to do mitigation. The fire department has some funding that they can use to do the mitigation with the homeowner's permission. Mike, Chief White and Sue have identified the areas needing mitigation the worst. Contact Mike if you know of an area that they should look at. The fire department tries to work with these non-compliant homeowners.

New Website: Brian Wahler has updated our website. There is still more updating to do. Contact Mike if you have something that you would like to have done. Lanae Davis is helping with this and they are doing it as time allows.

Terry Heckmaster has been working with Granby Ranch (very persistent!) to get reduced costs for WPHA homeowners. There are summer, winter and daily price reductions. You need to go to the base with proof of residency in the Highlands to get the passes.

Key Issues:

- 1) Fire mitigation. This is a yearly task.
- 2) There is no camping on your lot per county regulations. If after speaking to the lot owner (if you choose to) and nothing is moved; you should contact the Sheriff's Office.
- 3) Rebuilding costs are now around \$600 per square foot.
- 4) Insurance: Insurance is not a right. Suggestions were made to document the mitigation you have done to send to your insurer. If you are denied you may be able to contact the Fire Department who will work with you to determine the mitigation needed and will send a letter to your insurer following mitigation on your behalf. Sometimes the distance from the closest Fire Station will be a determining factor. There is an Insurance Seminar and a monthly Zoom meeting on the Firewise Website that you can take advantage of – BeWildfireReady.org.
- 5) In case of fire go to GCEmergency.com for updates, instructions and evacuation orders.
- 6) Egress road from Rainbow – the owner of that property doesn't want us to use his "road" unless there is an emergency. It is a very rugged "road" that you may be able to go down with a car if you go slowly.
- 7) USCAA and State Farm may possibly arrange for your home to be sprayed with fire retardant in case of fire.

ACC Report: We don't have an updated report. The house on Bear Paw has finally started their house expansion. We have a few projects underway.

Junk at entrance sign: That property is not ours and owned by a corporation that we haven't been able to contact.

2024-2025 Goals:

- 1) We need to continue to emphasize fire mitigation and awareness
- 2) We are assessing with Chief White the need and location for a final cistern.
- 3) The Bielenberg Pond is presently holding 1-2 acre feet of water. We have rights to 9 feet. Tod Smith is working on estimating the costs to excavate the pond to achieve this. This may be done before the final cistern is placed.

Firewise: Bob Colosimo spoke regarding Firewise. It is a recognition opportunity to show we have made extra effort to mitigate. He has been instrumental in writing grants for funds we have previously used for cistern and mitigation. Amy is now assisting him. He emphasized that the cooperation between the various agencies (Fire Department, BLM, Forest Service, Grand County and the Department of Natural Resources) has assisted in getting the grants. He needs your information on mitigation. We are credited \$33.49/hr for each hour you have worked on mitigation. We will be doing the at your lot chipping program again with Rod's Tree Service. Please send your application to Bob if you are interested. He sets up the route for Rod which saves the homeowners money as Rod charges the homeowner for the time he starts until the time he reaches the next client. So if they are grouped together it is a nice savings. Thanks Bob!

Granby Fire: Division Chief, Tyler Campbell spoke on home assessments. He passed out some maps of surveys the fire department did of the Highlands. This was a cursory survey done only from the road. He will send us a link to see the interactive map as it is updated. (Wendy will email the link when she receives it.) He said to contact the Wildfire Council to schedule a better assessment. He congratulated the Highlands for the excellent signage. It really helps to locate the properties especially if the house is at the end of a long driveway. He was asked about the fire piles on Granby Ranch property. He believes that the fire department will conduct the burning. If done outside of fire burning season, he assured us that they will have plenty of assets there to contain them. We are presently in Stage II fire restrictions – no firepits unless it is propane – no wood or charcoal. The Grand County Sheriff's Office and the Wildfire Council both have more information about the restrictions on their respective websites.

New Board: Mike and Lynette are going off the board. Mike moved and it was seconded that the rest of the board members be re-elected. It passed unanimously. The new board will ask for volunteers to join to replace Mike and Lynette. The board will also select a new president.

Meeting adjourned at 1:27 PM.

Respectfully submitted,

Wendy Mielke,
Secretary