

The Winter Park Highlands  
Annual Homeowner Meeting  
September 13, 2025  
Lunch 11:45AM  
Annual Meeting 12:15PM

Board Members Present: Tod Smith, Jason Davis, Barbara Lawler & Wendy Mielke  
Board Members Absent: Eric Richards & Terry Heckmaster  
Guest Speakers: Sue Hagerty, Wildfire Council, Tyler Campbell, Assistant Grand Fire Chief, Brian Wahlert

Tod called the meeting to order. Wendy stated that we have a quorum.

Tod announce that we need new board members. He thanked Bob Colisimo and Mike Braddy for their several years of service. He also thanked Scott McNary for chairing the Architecture Committee. We need someone to assist Lanae Davis with grant writing and cistern work that Bob has been doing. If anyone would like to join the board or if they know of someone else who would be a good member; please let us know.

Minutes of the 2024 Annual Meeting were approved.

Treasurers' Report: Shares (must keep minimum amount in): \$5.01, Business Checking: \$87,320.51, Supplemental Savings: \$4960.90. Report Approved.

Guest Speakers:

Grand Fire has 8 seasonal personnel with one engine in California boosting local crews. Grand Fire will be working on fire mitigation in Granby and Grand Lake. WPH should hopefully be on their agenda for next year. The map that Grand Fire had made of WPH is a work in progress. Grand Fire will be burning the piles that were made by Rubicon. The Fire Department will need permission to go on resident's property. If you have concerns regarding nearby properties, you need to reach out to the Wildfire Council.

Regarding the egress by the red gate by Granby Ranch we were told that Granby Ranch was super willing to cooperate with WPH in getting an official agreement. Presently we were allowed to use it for emergency use. The egress off of Greenridge is extremely difficult except for 4X4 vehicles. We need four homeowners to give us easement agreements, per Chris Manguso from the county. Road and Bridge will need the Commissioner's agreement to make the road more passable.

We are presently in Stage One fire restrictions and it would possibly remain so until the snow flies in the fall.

The county is looking to adapt new building codes at some point. They are working with the local Fire Chiefs.

Sue Hagerty, Wildfire Council, spoke next. They have three committees: Education, mitigation and Steering. The website is "bewildfireready.com". She talked about the address signs getting put up in Greenridge. The new numbers are much larger. If you are not a member then you need to pay \$30 for the

signs. You can order them on their website. Scott Robey will be taking over putting signs up for new members. However, it was reiterated that if you have a sign presently you are responsible for maintaining the sign and post. The county uses the County Roads numbers for emergencies not the name of the street. You can find the official address on Grand County's parcel viewer.

Mitigation: We live in the woods! You can get a free assessment by contacting the Wildfire Council. The egress needs to have 15 feet clear on either side next to the drive (no trees). The Council has grants available to assist with the grants (check them out on the website). They need more volunteers for the Wildfire Council. CodeRed is reverse 911 for cell phones. You can sign up at [www.GCemergency.com](http://www.GCemergency.com). We are in the Grand Fire area and are a Firewise Community.

Brian Wahlert is the webmaster of our new website. He spoke about the Community Forum that he has set up. It is a private group only for WPH owners. You need to contact him to get access.

Insurances can access fire information about your lot from the Grand Fire website. If you have problems with your company, contact Grand Fire who will assist in keeping or getting coverage.

New Business: We hope to put gravel down in front of the dumpsters next year. Reminder to not share the codes and don't leave junk in front of the dumpsters. We will meet with the county regarding regulations for home construction. We will continue our grant writing for mitigation. We need to deepen pond for water storage. We are planning to complete one more cistern and are working with Grand Fire to determine best location. You can get free home energy assessments from Mountain Parks Electric. There is a new internet contractor [conexion.com](http://conexion.com) or 844-542-6663 for high-speed internet. Again, we need to get more board members per our bylaws.

Meeting adjourned at 1:18PM.