

Winter Park Highlands



Winter Park Highlands Association
2026 Annual Meeting
August 1, 2026
Meeting Agenda

Please bring your own chairs

Start - 11:30 a.m.

- Sign-In
- Lunch

Meeting Begins – 12:15 p.m.

- **Call to order – Tod Smith**
- **Establish a quorum – Wendy**
- **Introduce Board Members – Tod Smith**
 - Scott Robey – Vice President
 - Amy Robey
 - Wendy Mielke – Secretary
 - Jessica McElvain
 - William Copeland
 - David McElvain
- **Board Members Leaving**
 - Jason Davis
- **Non-BOD**
 - Bob Colosimo – Wildfire (transition)
 - Amy Robey – Chipping Program
 - Scott McNary – ACC
 - Mike Hagerty - Trash
- **Approve 2025 Minutes – Wendy Mielke**

- **Treasurer's Report**
- **Guest Speakers**
 - Grand Fire – 15 minutes
 - Sue Hagerty – Wildfire Council, mitigation – 15 minutes
- **Projects**
 - New Community Forum – Brian Wahlert
 - Continue assessment with Grand Fire on location for new and final cistern, and dredging of Pond
- **Key issues**
 - Ongoing fire mitigation – it never ends
 - Insurance rates – Any thoughts or input from members
 - Emergency Exits
 - Granby Ranch
 - Exit off Tabernash Road
 - Trash Dumpsters – Codes
 - Construction on Elk Run
 - Membership
 - Board members – Can always use new members needed
 - ACC update – **Scott McNary**
 - Short Term Rentals (STR) – Any issues
 - Chipping Program – Amy Robey - **Planning for September**
 - Water Use – Wells
 - Courtesy in emails and on the forum
- **2026-2027 Goals**
 - Continue grant applications for fire mitigation
 - Coordination of mitigation work with Grand Fire
 - Ongoing wildfire awareness/mitigation
 - Future cistern(s) – Ongoing assessment for locations
 - Pond expansion – dredging for more depth and make conditional water right absolute
- **Member comments and input**
- **Voting on Board Members**
- **Wrap up**

The Winter Park Highlands
Annual Homeowner Meeting
August 1, 2026
Lunch 11:45AM
Annual Meeting 12:15PM

Board Members Present: Tod Smith, Scott Robey, Amy Robey, Jessica McElvain, David McElvain, Wendy Mielke

Board Member Absent: William Copeland

Board Member Leaving: Jason Davis and Wendy Mielke (her term has ended)

Meeting brought to order at 12:11pm

Wendy reported we had a quorum.

Minutes of 2025 Annual Meeting were accepted.

Treasurer's Report accepted

Guest Speakers:

Grand Fire Chief, Brad White spoke first. He thanked the voters for passing the mill levy. They were able to add personnel and equipment. They are now able to staff the fire house at Red Dirt Hill. He said that there was much better response to the Phase II restrictions this year compared to last year. He expected Stage II to remain until mid-September. The Phase I should be ending later that fall. The moisture level is around 8-9% he wanted it to be around 10%.

He said they are busy with grant work that is close to expiring. The COSWAP grant was 1.5 million. \$500,000 to Granby Ranch (which will be matched by Granby Ranch.) Our portion is \$700,000. The grant will not expire until the end of 2027. His priority are the ravines that affect the watershed and act as "chimneys" rapidly spreading wildfire. He intends to help the residents who are working on mitigation before residents who are not doing mitigation work on their properties. The only caveat would be if that property presents a danger to the other lots/houses. He is hoping that the cost to WPHA homeowners will be around \$100. Most of the work will be done by hand rather than by machinery. The 48 owners who have already signed up will be hearing from the Fire Department to coordinate the work. There is still availability for more owners to sign up.

He is waiting to hear back from Sue Campbell, Wildfire Council, as to which roads they are planning to pick slash up from for free. They will let Tod know and he will put it out on the Forum.

Because the snow left so early this spring; the Fire Department was able to do 400 lot assessments. But due to the large amount it has taken longer to get back to the owners than usual.

He also talked about the insurance concerns. The Fire Chiefs around Colorado along with the insurance companies have been working to slow the increase of fire insurance rates. As of October of this year, they

must give you exact reasons why they are increasing the rates or cancelling your policy. They also need to give you information on how to mitigate the fire risk. The fire program from IBHS “Fire Ready Home,” which is similar to Firewise, offers assessments that you have to pay for. Instead of concentrating on the property conditions (trees, shrubs etc.) they look at the materials that were used to build the house. Other insurance information is available on the Wildfire Council website. There is a recording of the meeting they held regarding insurance concerns.

Sue Hagerty spoke about the Wildfire Council. They are working with Grand Fire utilizing the COSWAP grant. Grand Fire will contact the owners and then work on agreements with them. The Fire Department hopes to then select contractors and get the work done next spring/summer.

Pond Update: The pond needs to be made deeper to assist the Fire Department.

Granby Ranch Emergency Exit: The exit at the red gate through Granby Ranch is still under discussion. Scott Robey is trying to coordinate with Roxanne from GR to get a meeting with the new owner/developers. The question came up if using GR’s road for an emergency exit opens up the possibility of County Road 85 becoming an way to access GR. Chief Brad Smith stated it was his understanding that the main exit from Granby Ranch will be going through Val Moritz to US 40. GR had enough wells near the Highlands to build 65 houses. They also could enlarge the ski area and build up to 4,500 homes/condos in 15 years.

Tabernash Drive Emergency Exit: The exit at the end of Tabernash Drive for use as an emergency exit is complicated. After Tabernash Drive, the road goes through up to four different land owners whose approval is required. If it is approved the county has indicated it would upgrade the condition of the road so that it would be passable in an emergency. Brad Smith said that if we wanted to send a letter to the landowners that the Fire Department believes that the Highlands needs this for egress he will sign on. Tod will write the letter and forward it to Brad for his consideration.

Trash Codes: Mike Hagerty is taking care of the dumpsters and the codes. Members were reminded that the dumpsters are only for household trash. STR owners were asked to remind their house cleaners to only dump WPH home trash not the trash from other properties. The dumpsters can hold more if the trash is pushed toward the back of the dumpster. A “poker stick” could be made, kept behind the dumpster and available for all users.

The platform being constructed on Elk Run is not in the Highlands.

Board Members: We still need more board members. We have changed the number from a minimum of 7 to 5. We presently only have 5. Please contact Tod if you’d like to join the Board. The Board will need to select a new Secretary and Treasurer.

ACC Update: Scott McNary was not present so we did not get an update.

STR: Tod asked if anyone had any concerns regarding Short Term Rentals. It was determined that the quiet times are 7pm-7am per STR rules.

Chipping Program: Amy Robey stated that Rod is still planning on doing the chipping in September or October. The chipping program will use a new email through the Association’s website. Bob Colosimo

stated that it costs \$10,784.00 per year to be part of the “Firewise” program. Each hour of work by owners is worth \$34.79 and costs paid to contractors also is included for the in-kind match. Please send hours by the end of August to the Chipping program so that it could be added to the grant report.

Well use: Please only use your well for indoor house usage particularly during this drought time.

Courtesy: Please be kind when replying to emails and forum comments.

2026-2027 Goals:

We plan to continue to assist with grant applications for mitigation and coordinate with mitigation work with Grand Fire. Please use the Wildfire Council for information and coordination. We plan to work with Chief Smith for possible cistern need and placement. We need to expand the pond for fire fighting.

The meeting was adjourned at 1:39PM.

Wendy Mielke,
Secretary