

Minutes of Mountain Springs Ranch HOA Board of Trustees  
February 25, 2021 @ 6:00 p.m. CMT via Zoom

Present at the meeting were:

Carrie Clark, President  
Christy Milner, Vice President  
Cyndi Rippy, Secretary and Treasurer  
Julie Coy, Co-Treasurer  
Chris DeSantis, Matt Graham and Tom Warnes Trustees at Large

Also present at the meeting:

Ed Walters, Gary Starr, John Rippy, Louisa Morrissey

Carrie called the meeting to order. The first item of discussion was the Treasurer's report. The board discussed sending the periodic reports to members and decided to put it on the website.

The item of snowplowing was discussed. The issue of snowplow operators' obligations to not block driveways and how much snow to leave on the road to avoid damaging the road.

Below are key points made during the open discussion:

- Historically, snowplow drifts are left even when the plow blade is flattened and/or turned away from the intersecting drive\*\*The Plow Policy does state in section 3.b: (plow operators) shall at no time **block or otherwise impede access** to any other Lot within Mountain Springs Ranch\*\*Discussion of definition of "impede access" (Example: a drift of 6-12 inches of soft snow would probably not impede. A drift of 12-15 inches of hard pack/wet snow would probably impede)\*\*It is reasonable to expect plow operators to not leave a snowplow drift that would prevent the owner from egress or ingress and to expect the operator to turn the blade away from the driveway with the understanding that there will always be some snow left behind in a plow drift\*\*It is NOT reasonable that plow operators stop to clear any intersection as they are working to open the main road for all users\*\*It is good to leave 2-4 inches of snow on the road. However, with the undulations and unforgiving blade (especially the grader), there will be places that are shallower and dirt and gravel may be pushed\*\*Leaving more than this amount of snow causes slush problems in the spring melt\*\*There are no rules about exposing and/or pushing dirt/gravel when plowing
- This policy will be further looked into as the BOT works to align current governing documents with CCIOA in preparation for re-adoption in 2025

Carrie made a motion to amend the snowplow policy to more clearly define/clarify universal snowplow operator expectations and to either eliminate or define "impede or block" access as it is currently very broad/general and ambiguous. Matt seconded the motion. The motion passed by a vote of four to one with one Trustee abstaining,

There was a lot of discussion about plowing secondary roads at HOA expense. Tom made a motion to table the topic, it was seconded and unanimously approved.

The board discussed CCIOA alignment. Chris felt the next step is a sweeping amendment of all documents. Matt made a motion that we draft amendments to the Articles of Incorporation, the Covenants and the By-Laws and go to the members with one up or down vote. Chris seconded the motion. The motion was unanimously approved, after Cyndi left the meeting. Chris and Christy will move forward with drafting initial documents.

The Board took up the issue of the Boyd arrears in assessments. Carrie will talk to Cyndi about getting the accounting updated and submitted to the attorney. Christy will contact the attorney to get a notice of lien filed on the property as soon as possible.

The next meeting was set for Thursday, March 18 at 6:00 p.m. CMT.

The board went into executive session regarding a dispute between two HOA members on snowplowing. After careful review of the submissions from both parties, the BOT determined not to assess blame or penalty to either party involved in this conflict. Carrie will write a letter to the concerned members regarding the board's discussion.

There being no further business, the meeting was adjourned.

Minutes prepared by Christy Milner, Vice President

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Carrie Clark, President