

Minutes of Mountain Springs Ranch HOA Board of Trustees  
March 18, 2021 @ 6:00 p.m. CMT via Zoom

Present at the meeting were:

Carrie Clark, President

Christy Milner, Vice President

Cyndie Rippy, Secretary and Treasurer

Julie Coy, Co-Treasurer

Chris DeSantis, Matt Graham and Trustees at Large

Also present at the meeting:

John Rippy	Micah Embrey
Ed Walters	Gary Starr
Sean Ellis	Mike Freeman

Carrie called the meeting to order and stated Julie would be timekeeper and each comment limited to two minutes. First item was approval of the minutes of 2/25/2021. Upon motion made by Cyndie and seconded by Julie the minutes were approved.

Cyndie updated the budget. She reported that Boyd owes \$15, 883.45. She gave this amount to the Title Company. The realtor asked if we would negotiate. The majority of the board voted against negotiation.

The Fire Committee report was discussed. Julie Coy updated on the fire survey. We will likely have a big meeting in late March early April with various interested parties including BLM. The Fire Committee wants to go ahead this year with getting better road signs with reflective paint. John reported that he had a meeting with Glen Park to clear the evacuation route.

There was no report from the Habitat committee and the dumpster committee has been disbanded due to a recycle center in town that also takes ordinary trash.

Carrie reported we filed a statement of opposition with the court on the water grab matter and asked Matt to make contact with the water engineering firm to prepare for when it comes up.

The next item was the question of damage to the road due to snow plowing. There was broad disagreement about the extent of the damage, the cause and how it might be mitigated. After much discussion and disagreement. Cyndie made a motion that we wait until spring to determine the extent of any potential damage. The motion was seconded by Matt and unanimously approved.

The next item on the agenda was the revised draft of the snowplow policy. A motion was made, seconded and unanimously approved to send the most recent draft (the truncated version) to the road committee for review.

The board discussed CCIOA alignment. Chris talked about his outline of what needs to go into the Articles of Incorporation. Christy said that we could get the Articles and By-Laws done quickly, but we needed to hire another attorney. Carrie made a motion and Chris seconded it to ask Ben Johnston to send us an engagement letter.

Sean Elias asked to speak one last time and stated that he had no intent to pursue legal action in regard to a recent conflict regarding snowplowing.

The next meeting was set for Thursday, April 29, 2021 at 6:00 p.m. CMT.

There being no further business, the meeting was adjourned at 7:45

Minutes prepared by Christy Milner, Vice President

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Carrie Clark, President