

Minutes of Mountain Springs Ranch HOA Board of Trustees
April 29, 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
Chris DeSantis, Matt Graham and Tom Warnes Trustees at Large

Also present at the meeting:

John Rippy
Micah Embrey
Ed Walters
Louisa Morrissey

Carrie called the meeting to order.

Cyndie made a motion to approve the March minutes. The motion was seconded and unanimously approved.

Carrie reported that the Boyd property closed and we should be getting \$15,833 in dues within a couple of days.

We received a bill from Ed for snowplowing. Ed said the total bill for snowplowing this season would likely be under \$14,000 unless there is a big snow next week.

Louisa presented the Fire Committee summary. They have submitted the final draft of the CWPP. A meeting with interested parties was positive. Louisa also reported that chipper day will be held on May ___ this year and, unlike last year, they will use volunteers. There will be limits on the size or quantity of wood and brush that any lot may set out for chipping. The fire committee has also been working on developing sources of water in the event of fire and Steve Mills is working with a water engineer who is volunteering his time. The committee will also be working on additional emergency fire exits and improving the one we have. Ed asked about getting a grant for a fire truck turn around. Louisa said that usually involved an expenditure of funds and possible reimbursement, but it depended on the type of grant. Ed and Louisa will look into that more.

Ed advised that the Price ranch had sold, and the new owners didn't intend to subdivide. It will close May 7. The new owners expressed willingness to contribute to road maintenance. The board discussed attempting to get an agreement regarding road maintenance in the event of the property was ever subdivided.

The Road Committee did not prepare a proposal for road work for the summer, but Carrie summarized her notes on the April 24 Road Committee meeting. Carrie pointed out that Matt provided a COST PERSPECTIVE: He shared that it would cost \$50,000 to put a 4-inch aggregate/gravel on top of the sub straight to cover ½ mile of road 20-24 feet wide (which would be ideal). It would take @ 83 loads of gravel at @ \$650/load. Obviously, we will need to prioritize and spread this out. Ed said the substrate was solid but we need to get enough road base down and bonded to protect it. He suggested putting it down the middle and spreading it out to cover across about 16+ feet. As vehicles drive on it the gravel will disperse farther out. He stated that it would be possible to get approximately 40 loads of road base on the road for \$36,000 using \$750/ truck load price (which would include grading and compacting). This would also include some drainage work. He stated this would provide some base, albeit a very thin layer, all the way to the top, with more going to the areas that needed it the most. This would not include the cost of mag chloride (or an alternative), which he recommended we use (about \$10,000 more). Ed will place stakes along the road. White stakes will have number indicating the number of loads needed in that section. Blue stakes will indicate water drainage.

Carrie stated it was important to start early on the road to take advantage of the current moisture in the road. Ed stated more moisture was expected next week, which might give us some breathing room and that in any case the mag chloride would need to be watered regularly throughout the summer, especially if the summer is as dry as last year.

Since the road maintenance budget is not sufficient to bring the road to a good level, the board discussed how to prioritize the expenditure of funds. The board discussed the possibility of doing most of the road maintenance above the gate if residents below the gate don't contribute, particularly mag chloride. Ed emphasized the importance of using mag chloride (or suitable alternative) to bind the dust with the road base and prevent loss of gravel. He and John also said there may be some new products for dust containment that would work better or lower maintenance cost. Ed blamed the increase in traffic and speeding for most of the road deterioration.

Cyndy reported there was \$38,000 remaining in the road maintenance budget after payment for snowplowing, plus \$28,000 extra money from last year's budget that was not spent or included in the 2021 budget. In addition, the HOA is expecting \$15,800 from the Boyd sale. The board discussed how to budget the extra money and whether any of it could be added to the road maintenance budget or used to establish a reserve account for capital improvements to the road. Christy moved that \$10,000 be added to the contingency fund. The motion was seconded and unanimously approved.

Christy moved that \$6701.40 that was budgeted in 2020 for road maintenance be added to the road maintenance budget for 2021. This would bring the road maintenance budget to \$46,000 and leave about \$33,000 in additional excess funds

to be budgeted. Carrie made the motion to authorize the Road Committee to expend up to \$46,000 on road maintenance as it saw fit but asked the road committee to carefully track and report expenditures. The motion was seconded and approved by vote of 4-1. The board discussed how to allocate the remaining \$33,000. Chris stated that in his opinion the \$33,000 could only be used to create a fund for capital improvements or returned to the members, unless the members voted by special meeting to allow it to be used for road maintenance, since the members only authorized the budgeted amount for road maintenance. The board decided to table the discussion to the next meeting.

The board determined to table discussion of the snowplow policy to the next meeting.

The board discussed the problem of speeding and determined to send an email to two specific members who have been reported to the board more than once for speeding and also to send an email to all members about speeding to emphasize that it is not only dangerous, but **very damaging to the road.**

Christie moved to adopt the revised draft prepared by Carrie of the Architectural Committee policy. The motion was seconded and unanimously approved.

The next board meeting was set for Wednesday May 12, 2021.

There being no further business, the meeting was adjourned at 9:50 pm.

Minutes prepared by Christy Milner, Vice President

Carrie Clark, President