

Minutes of Mountain Springs Ranch HOA Board of Trustees
January 14, 2021 @ 6:00 p.m. SMT via Zoom

Present at the meeting were:

Carrie Clark, President
Christy Milner, Vice President and Secretary
Cyndie Rippy, Treasurer
Chris DeSantis, and Thomas Warnes, Trustees at Large

Also present at the meeting were Julie Coy and Louisa Morrisey

Carrie called the meeting to order and presented the minutes from the last meeting. Upon motion made, seconded and unanimously approved, the minutes were approved.

The Board discussed the need for a plat, better signage on roads and regularizing home addresses to assist emergency vehicles. Julie Coy talked about many changes that Charlie Marsh made to the lot lines when he developed MSR and the difficulty of getting good survey information now because of that. Christie reported that upon further research she had determined that CCIOA did not require a plat to be filed. Louisa pointed out that emergency services still needed to be able to find the locations of houses. Julie stated that the Forest Service has all the existing structures plotted on a map and Julie has determined the GPS coordinates for all the structures. Louisa will follow up on getting those GPS locations to the 911 services.

Louisa reported that she had spoken to Adam Price about giving access to the reservoir on the Price property primarily for use by helicopters in the event of fire. Louisa will be following up with Adam Price on that matter. Louisa also stated the Fire Committee survey was ready to go to the members, but the Board requested and Louisa agreed to postpone the mail out until after the vote on the amendment.

Chris reported that the Road Committee had looked into the possibility of using recycled asphalt or other materials in lieu of mag chloride but stated that all the other alternatives he had found had some negative ecological effects. Cyndie commented that she and John had used recycled asphalt, which they were able to obtain at no cost, on their property with good result. All agreed that the main problem was the lack of road base. The road committee will continue to consider various alternatives for improving the condition of the road in the spring.

Cyndie mentioned that the Glen Park subdivision was interested in sharing the cost to improve the emergency exit road through the Rippy property. Cyndie will keep the board informed on this positive development.

Carrie advised the board of the need to appoint a new board member in view of Janelle's resignation. Julie Coy volunteered to be a board member. Upon motion

made, seconded and unanimously approved, Julie Coy was appointed to fill the vacancy on the board and the position of co-treasurer. Carrie also mentioned the need for the Secretary to be a signatory of the bank account, but Christy couldn't do it since she wasn't there. Cyndie Rippy agreed to assume the title of Secretary for that purpose and Christy agreed to continue to do the minutes but only hold the title of Vice President. Upon motion made, seconded and unanimously approved, as of January 14, the officers are:

Carrie Clark – President

Christie Milner – Vice President

Cyndie Rippy – Treasurer/Secretary

Julie Coy – Co-Treasurer

Christie presented the proposed ballot language for the First Amendment to the Articles of Incorporation to the board. Upon motion made, seconded and unanimously approved, the ballot language was approved. Carrie will send out the notice of the Special Meeting to be held on January 30 and the proxies. A 51% quorum will be based on assessed value rather than lots. The Board agreed to meet in Executive Session on February 2 at 6:00 p.m. to tally votes and determine next steps.

There being no further business, the meeting was adjourned.

Minutes prepared by Christie Milner, Vice President.

A handwritten signature in cursive script that reads "Carrie Clark". The signature is written in black ink and is positioned above the printed name "President".

President