

## **Mountain Springs Ranch Homeowners Association**

### **Board of Trustees Meeting**

October 13, 2021

#### **Board Members In Attendance:**

Gary Starr, Julie Coy, Cyndie Rippy, Carrie Clark, Chris DeSantis, Tom Heald, Tom Warnes

#### **Also present:**

Tim O'Sullivan, Ben Young, Micah Embrey, Christy Milner, John Rippy, Jack Metcalf, Justyn McGrigor, Louisa Morrissey

#### **Call to Order:**

Carrie Clark called the meeting to order at 6:30 p.m.

#### **Continued Planning for the Annual Meeting**

Carrie Clark reviewed the line items in the proposed budget. Cyndie Rippy explained that the Road Maintenance and Snowplowing line item was based on a 4-year average that did not include repair of the road slide or this past summer's work. Those 4-year averages were \$33,000 for summer work and \$14,000 for snowplowing per year. Gary Starr moved to accept the proposed budget to send to members. Cyndie Rippy seconded the motion. The motion passed unanimously.

Tom Warnes asked if input from the member survey would be considered for budget discussion this year. Carrie Clark explained that the survey was done to gather input for work next year on revisions to the Covenants.

The budget is the only item which will require a member vote at the annual meeting. One proxy will be sent to all members that will allow them to vote on the budget if they cannot attend the meeting.

Julie Coy suggested that committee reports be presented before the Treasurer's report and proposed budget on the agenda for the annual meeting so people can hear what was done this year with their dues before being asked to approve next year's budget.

#### **New Business**

The Board has asked Ed Walters to submit a bid for repairing the road grade around the electric vaults that are chipped. When the bid is received, the Board must approve the bid before proceeding. The Board is also working on a proposal for Walters Company to do snowplowing.

#### **Snowplowing Policy Committee Report**

Tom Heald reported that in the committee's 4<sup>th</sup> meeting, the issues addressed were related to the easement, amount of snow to be left on the road by plow operators, and liability. Since the Board is dealing with questions regarding the easement and the Committee was asked to focus on snow removal, the Committee will defer questions on the easement to the Board. The committee was unanimous that snow should be allowed to accumulate until a base is established of at least 4 inches of packed snow. That 4-inch base should be maintained all winter for those needing to travel the roads

using means other than wheeled vehicles. The trigger for plowing will be an additional four inches of snow, on top of the 4-inch base of packed snow. Some research was done on typical liability insurance coverage required for plow operators, but the committee suggested the Board make the decision based on input from our insurance agency. The Committee also agreed that a process should be established to handle complaints efficiently. Tom shared Version 5 of the policy with the Board for review.

Carrie Clark asked the Board to review the draft policy and prepare for a discussion at the next meeting. The policy should be in place when the HOA contracts for snow removal.

Julie Coy asked Board members to think about how to add a statement to the policy that would ask plow operators to pick up their plow if the surface has already been plowed to prevent taking down the base.

Chris DeSantis indicated that Christy Milner has drafted a policy on dispute resolution, which she has shared with Chris. He will share it with the Board.

John Rippy said that a state statute specifies the minimum liability coverage that contractors need to carry. He will find out what the number is and said that is what the HOA needs to require.

Tom Heald said that six members have consistently participated in the snowplow policy work, with as many as eleven contributing. He wished to thank that group for their extensive effort and input. Tom pointed out that comments are in the document that should be helpful during Board review. He asked Board members to look for any opportunity to streamline the language and make it easily understandable to anyone. He suggested using the prompts in the document to facilitate decision-making. Fourth, he said a fundamental premise in their discussion was the presumption of positive intentions among those involved in plowing as both neighbors and plow operators.

Gary Starr asked Chris DeSantis what our responsibility is to membership regarding the passage of policies. Chris and Julie Coy both said that any policies passed by the Board must be distributed to membership and then must be presented to members at the next annual meeting, with discussion invited. It would stand unless someone raises objections. Tom Heald added that with any policy that affects everyone, it is wise to gather wide input from members and communicate transparently. The policy should be put in place, and its effectiveness assessed periodically with member input.

Chris DeSantis offered an example of a policy that might need member review and input.

**Next Meeting:**

Wednesday, October 20 at 6 p.m. Agenda will be to finalize the draft Snowplowing Policy.

**Meeting Adjournment**

Julie Coy moved adjournment. Cyndie Rippy seconded the motion. All approved.

Meeting adjourned at 7:05 p.m.