

Mountain Springs Ranch Homeowners Association

Board of Trustees Meeting

11/2/21

Board Member Attendance

Carrie Clark, Cyndie Rippy, Julie Coy, Chris DeSantis, Tom Warnes. Gary Starr gave proxy to Carrie Clark as he was unable to attend the meeting tonight.

Others in Attendance

Christy Milner, John Rippy, Louisa Morrissey, Jerry and Jan Fedrizzi, Ed Walters, Steve Beckley

Call to Order

President Carrie Clark called the meeting to order at 6:03 p.m. and reviewed expectations for meeting participation.

Approval of Minutes from 10/20/21

Julie Coy moved approval of the minutes. Cyndie Rippy seconded. All approved. Motion passed.

Member Comments: 3 minutes per speaker

Chris DeSantis advised the Board that he does not assign the Board as his agent for any purpose.

Christy Milner stated that she believed the HOA attorney said that with regard to actions within the road easement, the HOA acts as agent for members of the association. Christy Milner also indicated that she does not assign the Board agency for her as a member of the association.

Draft Snow Plowing Policy (v.6)

Carrie Clark indicated that language suggested by the HOA attorney regarding 'reasonability' was added to version 6 of the policy. She invited discussion by the Board and a vote by the Board and urged approval. If not approved, the old policy would remain in place.

Julie Coy commented on section 3.c regarding keeping snowplowing equipment within the boundaries of the road. She expressed concern that the areas dedicated for parking need to be opened up enough for people to park their personal vehicles, and snow that must be pushed off the road may extend beyond the boundaries of the road. Carrie Clark and Chris DeSantis suggested changing the language to allow an exception for the parking areas. Cyndie Rippy said she agrees with Julie that plowing has to be allowed to create parking areas at designated locations. Chris DeSantis said that it was fine to retain the parking area on his property at the top of Hidden Springs. Cyndie Rippy said permission given to the Board by property owners for plowing parking areas or passing pull-outs should be in writing.

After discussion, the Board proposed that the new Section C language read: "All snow removal vehicles shall at all times remain within the boundaries of the road with the exception of designated parking and passing areas that need to be cleared. Designated parking and passing pull-outs shall be identified with the owner's permission obtained in writing. Snow shall be deposited so it does not cause unreasonable damage..."

Carrie Clark asked if the footnote and live link in the policy would work, or if instead a reference to the memo outlining the road easement should be included. Julie Coy said if the policy is online, a footnote and live link would be ideal to allow immediate reference and printing. Carrie said the website needs to be updated to allow this, and will be. In the mean time the memo could be included as an addendum to the policy.

Ed Walters said his insurance agent questioned the wisdom of trying to keep 4 inches of snow on the road, particularly on the lower part of the road where the road is steep with multiple switchbacks and the sides drop off steeply. Keeping 4 inches of snow on the road can easily cause thick icing and deep ruts with melting snow and slush. This creates extremely unsafe driving conditions with the risk of vehicles getting stuck, sliding and rollovers. He recommended that a safer road would have only 2 inches of snow on the lower part of the road to reduce danger. Cyndie Rippy agreed that 4 inches of snow left on the lower road is dangerous. Julie Coy suggested changing the policy to read that a 2-inch snow base should be left on the road along the switchbacks from the intersection of Hidden Glen and Mountain Springs Road down to the pavement; and attempt to leave 4 inches as the recommended base above Hidden Glen turnoff.

Christy Milner said that the snow plowing subcommittee generally had consensus that 4 inches was the appropriate amount. She had recommended changing it to 2 inches below the gate given that the HOA has not obligation to people who live below the gate. She said some owners do snowmobile from properties on the lower section of the road (e.g., the Shorts).

Louisa Morrissey said that the snowplowing subcommittee warned against being overly prescriptive in the language, and that it should apply to all who plow. She agreed with Ed Walters that safety should be the primary concern.

Christy Milner asked that Ed's snowplow operator be more careful about hitting trees with the wing.

Julie Coy moved approval of the snowplow policy as adjusted during discussion this evening; and once approved, submit it to our insurance agent for review. Chris DeSantis seconded the motion. In favor were Carrie Clark, Julie Coy, Chris DeSantis, Cyndie Rippy, Gary Starr by proxy. Tom Warnes had stepped off the call. The motion passed.

Walters Company Bid for Gravel Delivery, Spreading and Compaction at Electric Vaults (to be paid from \$5K retained in Road Maintenance budget for Fall/Winter 2021); Budget Review for Line Item Expenses Over Budget

The bid was for \$1,235.00, weather permitting. Carrie Clark said we have \$5,000 held over for winter plowing and the bill could be paid from those funds. We will be over budget on lawyer fees but can pay the most recent bill of \$3,881 out of our contingency fund. Cyndie Rippy reported we had \$9,200 to work with for all purposes. Removing obligations for budgeted needs, we still have slightly over \$2,000. Cyndie recommends that we also keep at least \$2,000 as a small cushion in the main account while moving the remainder into the separate contingency account.

Carrie moved that we pay the last lawyer's bill of \$3880 out of our contingency funds. Julie Coy seconded the motion. Carrie Clark, Julie Coy, Chris DeSantis, Cyndie Rippy, and Gary Starr by proxy voted to approve the motion. Motion passed.

Julie Coy moved to accept the bid from Walters Company to deal with the electric vault areas and use the \$5,000 left in the road maintenance budget to pay for it. Cyndie Rippy seconded the motion. Chris DeSantis abstained. Julie Coy, Cyndie Rippy, Carrie Clark, Gary Starr by proxy voted to approve the motion. Motion passed.

Snow Removal Contract

Ed Walters has the contract on his desk and was waiting to find out how the snowplow policy read given concerns raised by his insurance agent. Carrie will be in touch with him. Ed has said that if we have a deep snow before the contract is in place, he will plow and not charge for the work to avoid liability.

Annual Meeting Update

Annual Meeting is this Saturday. Only 2 proxy's are in so far. Carrie will send out another reminder to submit proxies.

Other/New Business

None raised.

Next Meeting

TBD by Newly-Elected Board.

Carrie Clark thanked the Board for its accomplishments this year including Article and Bylaws revision, 2 amendments to the Covenants, and the snowplow policy passed. Julie Coy thanked Carrie for all of her hard work throughout the year.

Adjournment

Carrie Clark moved adjournment. Julie Coy seconded. Motion passed unanimously. Meeting adjourned at 7:53 p.m.

Respectfully submitted,

Julie Coy

Secretary,

MSRHA