

MSR HOA Board of Trustees Regular meeting
May 12, 2021 via ZOOM

Present:

- BOT members: Chris DeSantis, Cyndie Rippy, Christy Milner, Matt Graham (joined at 6:30 pm), Carrie Clark. Proxy held by Carrie Clark for Julie Coy
- Members: Gary Starr, John Rippy, Ed Walters, Louisa Morrissey, Ben Young, Tom Heald

Meeting called to order at 6:05

Cyndie Rippy moved to approve the BOT meeting minutes from 4/29/21. Christy Milner seconded. Motion passed

Architectural Committee update:

- Lot 7: Site visit and preapproval to build completed. Adjacent neighbors have been notified. Test holes being dug, gravel on existing driveway will be brought in before road maintenance begins
- Lot 32/Cody: waiting to see how availability of material and labor goes. Hasn't applied for county permit yet. Will keep AC updated
- Lot 16/Elias: The garage/ADU building structure is up, aside from some windows, doors, stairs, ornamental awnings and final roof work; and the interior work is starting up this week and will be completed over the next 4 months (projected date of CO is late Sept/early Oct.) Deck for the unit and carport will likely be erected in late Fall or next Spring, as building material costs are out of control.
- Lot 12/DeSantis: Revamping plans to build a 600-sf cabin. He will submit new plans and notify adjacent neighbors. Availability of material and labor is of concern.
- Lot 6: Chicken coop does not appear to be what was approved to be built in 2019. The BOT will review what was approved and how to proceed.

Fire Committee update:

- Chipper day is scheduled for June 5. Susan Starr is taking comments and folks are excited to have this again this year. Cost is \$370 for 8 hours. Fire Committee will volunteer to load wood. Chris Fedrizzi will bring his small loader to help with this. Lucas' contributed \$200 toward this. For information email Susan Starr: sstarr2104@gmail.com or Jan Fedrizzi: defnaj@yahoo.com
- FC budget is \$1000. A \$500 donation from last year will be added to this.
- Fire Truck turnarounds: Peg Hill has volunteered to write grant proposals to support this for CWPP. John Rippy meeting with subdivision our escape route goes through to improve route.

Habitat Committee: Send out information about reclamation of disturbed areas using native seed only.

Road Committee:

- Speeding and road rules letter went to all members. Tabled discussion about how to further reduce speeding: speed humps, radar gun, electric speed sign.
- **Cristy Milner moved** to purchase speed limit signs, **reducing speed to 15 mph**. Cyndie Rippy seconded. Motion passed.
 - Matt Graham said signs are @ \$30 each. Suggested to place at bottom, electric gate, strategic spots going up. No consensus on placing signs going down:

Road repair/maintenance work: Total for Snowplowing 20/21 winter was \$14,000. Increase in dues to \$1550.00 was approved by members at the annual meeting to be used for necessary road work. Discussion about best practice/SOP on maintaining mountain gravel roads: Forest Service information was sent to members for information/education, talk to Garfield County about how gravel roads in county are serviced to keep them in shape, look into other, more expensive, solutions that might last longer (geocell, chip seal, recycled asphalt) etc... suggested to try on a small section to see how alternative might hold up, hiring a 3rd party contractor to review MSR roads was tabled.

- Walters proposal was reviewed to stay within the approved \$46,000 from last month's BOT meeting
 - Last summer there was only 11 loads of gravel put on main road and 7 loads on secondary roads. Mag put down didn't last due to dry conditions. This year we are looking at a minimum of 42 loads on main road.
 - Current Proposal includes ditch cleaning, compaction of reclaimed gravel on main and secondary road work: pulling back gravel from sides, reshaping crown, rolling and drainage maintenance. Main road only: 42 loads or ¾" road base-spread, graded, compacted (including water truck). An additional \$10,000 was proposed for 1 run of Mag Chloride with water truck. Ed could do a double shot of Mag for @ \$16,000 and he felt this would be better as it would soak in deeper to the new material reducing dust blow off. Members of the Road Committee agreed with this.
- **Carrie Clark moved to allocate** \$28,000 in surplus funds as follows: \$5,000 to fall 2021 snow plowing, \$5,000 to legal account, \$18,000 to this year's road work/maintenance, **Chris DeSantis amended the motion** to provide that the total funds allocated to road maintenance (\$64,000) be spent:
 1. According to the work as described in Walter's Company original proposal but increasing the gravel load count from 42 to 47 on main road.
 2. Improvements to control surface water run off on the main road. This would take the form of French drains/mattress, imbedded culverts or cutting banks where needed to divert water flow and mitigate damage and deterioration to the road.
 3. Any money not spent on Items #1 and #2 needs to be brought back to the BOT for consideration (ie: put down Mag Chloride, or put down more road base)

Cyndie Rippy seconded the motion. Motion passed with 5 BOT members voting in favor and 2 absent

Document revisions update:

- Map/Platt from SGM provided by Matt G has never been recorded. Hold off on doing this until revision is complete. CClOA requires a recorded map/platt.

- Need to go through CCIOA line by line to see what pertains to MSR HOA. Revision will need to include adopting or deviating from CCIOA for specific sections. An example would be having a business out of your home and what that would look like/mean. Rules and Covenants need a close look and will need member input/possible voting on individual revisions
- Easement: Historically the HOA has held that the easement on roads is 60 feet (30 feet on either side of center line of road). In reviewing legal documents there is not a clear assignment to the HOA of the easement from Glenwood Mountain Limited to Charlie Marsh and MSR HOA. This would mean the HOA has no jurisdiction on individual lots without lot owner consent.
- Work continues on Articles and ByLaws revision. The Covenants will take much longer and be more detailed

Next Meeting: June 10, 6-8 pm via ZOOM

Meeting adjourned at 8:50 pm by motion, second and approval

Respectfully submitted:

Carrie Clark