

**Mountain Springs Ranch Homeowners Association**

**Board of Trustees Meeting Minutes**

**June 18, 2021**

**Attendance:**

Carrie Clark, President  
Cyndie Rippy, Treasurer and Secretary  
Julie Coy, Co-Treasurer  
Chris DeSantis, Trustees At Large

Also Present at the meeting:

John Rippy  
Steve Beckley  
Gary Starr  
Brian Welder  
Peggy Hill  
Louisa Morrissey  
Ed Walters  
Christy Milner  
Mark Drummond-Walter's Company

**Call to Order:**

President Carrie Clark called the meeting to order at 6:01 p.m. CMT via Zoom

**Meeting Expectations:**

President Carrie Clark opened the meeting and asked that people mute themselves when not talking, and to use the hand/icon to request to be recognized by the President and invited to speak. When invited to speak by the President, the speaker will be allotted 3 minutes. Carrie also asked that Trustees indicate agreement if someone says something you agree with, and only speak to add something new.

**Approval of 6/10/21 Meeting Minutes:**

Julie Coy indicated that the minutes should be amended to say that \$64,000 is available per Road Committee notes (missing a digit in the draft).

Cyndi Rippy indicated that \$1500 were donated to the Road budget.

Julie moved to accept the minutes as amended. Cyndi seconded. All approved.

Carrie Clark shared that she held discussion with Board Counsel and confirmed that the first motion made at the last meeting was appropriate and legal. The second motion made at the last meeting was a repeat motion and it should be addressed again in this meeting with a change order from Walters Company submitted and approval of the Change Order sought by the Board.

**Officer Position Reassignment and Two Open Seats on the Board of Trustees:**

Cyndi Rippy has agreed to fill both the VP and Treasurer positions.

Julie Coy has agreed to serve as co-Treasurer and Secretary until the Annual Meeting, with assistance from Peg Hill as a volunteer to do note-taking.

Gary Starr volunteered to step up and fill an open at-large position.

Steve Beckley offered to join the Road Committee.

We need newer residents to be recruited to open positions.

Carrie moved that Cyndi Rippy serve as VP and Treasurer and Julie Coy serve as co-Treasurer and Secretary with assistance from Peggy Hill as needed.

Cyndi seconded the motion. All approved.

**Review Road Work Change Order Submitted by Walters Company:**

Ed Walters explained that the Change Order for road work changes the original proposal for \$44,270 offered on May 10 which included 42 loads of gravel. Current work completed has used \$37K and included 26 loads of gravel and more work with the grader on secondary roads and main road for ditch deepening, grading, compaction, water, preparation for application of mag chloride. Using the grader blade with teeth to scarify the road, much more gravel was claimed which reduces the number of loads originally budgeted for. His change order is:

- Using our interim billing through 6/11/21, if 12 additional loads of road base were added at the rate put forth in our proposal #674 dated 5/10/21 (\$686 per load), we would add \$8,232 approximately for the balance of the road base totaling \$45,961.55 without mag prep or mag chloride application. (Approximately \$3,500 of the work done thus far was for additional drainage including removing large boulders from ditches, lowering ditches, and cleaning at culverts). Ed

Do not yet have estimate for adding a French drain in the area that gets wet in every Spring but can provide one if requested.

Gary Starr added that the secondary roads are much improved already. Recommends approving the change order including an additional \$1,500.

Chris DeSantis asked Ed about doubling loads down near Austin's home, extra scarification and gravel reclamation. Clarify difference with original proposal.

Ed says \$687/load was proposed originally for gravel including time, prep, hydration, and rolling. Cost crept up a bit with time cost due to the Midland Ave closures. Have achieved coverage of all areas, not all as deep as optimal and some areas not graded and rolled yet so are still a bit rough.

Chris DeSantis moved that given the reevaluation of the road work completed, and Ed's amended proposal for work to be done, that we adopt the change order and get on with the road work. Julie Coy seconded the motion. Four members of the Board in favor. Motion passes.

#### **Remaining Funds Disposition:**

Cyndi stated we had \$65,500 originally approved in total, still have \$18,000 available. Noted that we also put \$5k to legal, \$5K to snowplowing and that amount is already removed, leaving \$18,000. Doesn't include the \$1,500 donated earlier, and another \$1,000 donated from a neighbor more recently.

Carrie asked if it is more important to do additional drainage work, e.g., French drain; or put mag chloride down. Don't have the funds to do both.

Gary Starr expressed his opinion that there is value in each strategy. He recommended at least one run of Mag Cl with sufficient hydration and additional ditch work if it's still needed, and gravel where it's needed most. He also felt holding back some funds for fall maintenance going into winter would be a good idea. John Rippey agreed with this.

Ed told Carrie that 3 Mile Creek is going dry quickly and may not provide water later in the year for later work. Can't do Mag without watering it.

Chris asked Ed to review the 4-6 places that are a high priority for drainage improvement to prevent water flowing over the road. What would that cost and what would remain.

Ed indicated the drainage work already done/included should be sufficient for this year, maybe not for next Spring. One bad area is across from Bill Park's old place because of a berm that they have cut a ditch in now to catch the water and channel it. Possible to take dirt from the areas that need drainage improvement and use it in the areas proposed (not currently grant-funded) for fire truck turnarounds. Ed's very rough estimate for a French drain where it's needed in the stretch of road below the gate (using donated pipe from Matt Graham) would be \$4-5,000.00.

Chris indicated how helpful it is to have the Road Committee and the BOT meet simultaneously and stated that in May, there was agreement to use extra funding for infrastructure

improvement to the road (e.g., French drain) rather than routine, current maintenance needs. Should also save some money for Ed to do grading in the Fall with more moisture.

John Rippy agreed with Gary Starr's recommendation to commit to one run of Mag Cl and additional gravel. One shot of Mag Cl will cost roughly \$8,000 and 2 loads of water at \$1500 each (so \$3,000).

Ed Walters asked Steve Beckley how to get water most efficiently. Steve Beckley said he would open the gate from Flannery Reservoir and maybe talk with Longoria's to open the gate from Hughes Reservoir to go to the pond by the creek to use to fill Walters' water truck. Need to coordinate the timing. Austin would contribute funds if it would go to Mag Cl to help keep the dust down by his house. Matt Graham may be able to borrow a 2<sup>nd</sup> 4,000 gallon water truck which would far more efficient and effective in the application of water.

Steve Beckley noted that minimal water should be removed from the reservoirs to assure water remains for potential firefighting. All agreed.

Carrie recommended at next meeting we need to revisit what ditch work is still needed with additional conversation between Ed and Road Committee between now and then. Could proceed now with the Change Order as approved in this meeting. At next meeting can determine how the additional \$18,000 (plus other donations coming in) will be spent (ditch work, gravel, Mag Chloride vs. French drain installation.) Also noted that something needs to be done to slow people down who are driving far too fast. Maybe even speed dips or speed bumps with signage to force people to slow down.

**Next Meeting:**

June 23, 2021 6 pm via ZOOM

**Meeting Adjournment:**

Carrie Clark moved to adjourn at 7:09 p.m.

Cyndi Rippy seconded the motion.

All approved.