

Mountain Springs Ranch Homeowners Association

Board of Trustees Meeting Minutes

July 14, 2021

Attendance:

Carrie Clark, President
Cyndie Rippy, Treasurer and Vice President
Julie Coy, Co-Treasurer and Secretary
Tom Heald, Trustee at Large
Gary Starr, Trustee at Large
Tom Warnes, Trustee at Large

Also Present at the meeting:

Peggy Hill
Ed Walters
Jack and Leslie Metcalf
Steve Beckley
Louisa Morrissey
Justyn McGrigor
Will Evans

Call to Order:

President Carrie Clark called the meeting to order at 6:02 p.m. DMT 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. Julie Coy will again act as time keeper. Carrie also asked that Trustees indicate agreement if someone says something you agree with, and only speak to add something new.

Approval of 6/23/21 Meeting Minutes:

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

Louisa Morrissey pointed out that minutes from a previous meeting created confusion on the part of some members regarding plans for fire truck turnarounds and vegetation removal. She has provided clarification in the Fire Committee report and requested that those clarifications be added into the minutes from the previous meeting. The Board agreed to do so.

Julie amended the motion to approve the minutes of the 6/23/21 meeting to include Louisa's clarifications. Cyndie Rippy seconded the amended motion. All agreed.

Welcome to New Board Members:

President Carrie Clark welcomed new Board members Tom Heald and Gary Starr. Gary also serves as chair of the Road Committee and Tom is volunteering to assist Chris DeSantis with the revisions of our governing documents.

Budget Update:

Cyndie Rippy referenced the Treasurer's report and reviewed line items. She is still trying to collect one owners' dues and requested President Carrie Clark's assistance. The figures shown for cash on hand do not include that owner's dues. Cyndie reviewed the status of each working committee's budget. She identified a math error and will correct and resubmit the report with the error corrected.

Regarding the status of the road budget, Ed Walters said the mag chloride expense came in a couple of hundred dollars under his proposed figure. He has not yet received invoices from all his sub-contractors. Ed reported applying 62 loads of road base consisting of 870.2 tons of material. 208.9 tons were donated material (from Chris Fedrizzi). The biggest challenge of applying road base this late in the year is the need for hydration. ~~62 truckloads~~ 52 truckloads (Ed corrected this after the meeting) of 4,000 gallons of water were needed, some of which had to be hauled from town, even with the water release from Hughes Reservoir. If we did this road work in late April or May, it would cut the water use down by 2/3.

Gary Starr affirmed that we need to organize and execute road work earlier in the year to save money and enjoy a better road for more of the year.

Cyndie Rippy clarified that we have \$3,242.78 in cash on hand, after subtracting for all anticipated bills yet to be paid. Received another \$1,000 donation toward road work.

Carrie Clark proposed establishing 3 separate bank accounts, with one for reserve funds, one for operating expenses, and one for road work/construction deposits. Cyndie indicated that she would move forward to get those separate accounts set up as it would simplify and clarify fund management and reporting.

Committee Reports:

Architectural Committee:

Lot 6: Tumulty's said they have their chicken coop ready to finish and it will be located near the new garage. They are awaiting approvals and help to finish the garage. They will be here in about a week and hope to finish this summer.

Lot 29. Talked with Justyn about the location of the well pad and driveway on his lot on South Marsh Lane. He should be here around the 26th and would like to meet with the Architectural Committee to look at options for the location of the driveway and potential sites for the house.

Lot 5. Julie Coy said she finally has the plans from their architect for their detached garage/multi-purpose room and would like to request AC review. She suggested the Architectural Committee might look at those plans and do site visit the same time after finishing discussion regarding Lot 29.

Carrie Clark reported that Chris DeSantis hopes to get concrete poured and set before winter, but that's as far as he expects to get this year. Carrie will get updates from Jack Cody and Sean Elias on their progress.

Fire Committee:

Carrie thanked Louisa for the excellent survey and report. Louisa thanked Tom Heald and Julie Coy for their assistance on the survey development and tabulation. Louisa sent out the survey report and Fire Committee report with the opt-in emergency notification list. Justyn McGrigor indicated he would like to be added and Louisa agreed to do so and will re-send the list. Louisa reported that Tim Hasselmann (Lot 7) has offered use of the big meadow on his lot for a safe zone and helicopter landing zone. He has extensive experience as a wildland firefighter and supervisor, and with wildland firefighting aviation. He will be engaging a friend in helicopter Medevac aviation to try a landing in the meadow in the next few days to get feedback. Louisa will ask him so we can notify neighbors to prevent alarm regarding the landing. Louisa hopes Tim will join the Fire Committee. The Fire Committee will be researching potential locations and cost estimates for fire truck turnarounds with input from Glenwood Fire Department and Walters Company. Once that information is gathered, Fire Committee volunteers can discuss the potential work with relevant property owners and the Board and seek grant funding to cover costs.

Carrie will send the Fire Committee report and re-send the emergency evacuation route map to members since we have several new owners. She reported that the City of Glenwood Springs is also interested in a potential escape route to the west leading down into South Canyon. These emergency egress routes would potentially enhance safety for residents on Four Mile, South Canyon, Glen Park, and Mountain Springs.

Cyndie Rippy reported that Glen Park assisted with funding to clear the escape route through Glen Park property to the Rippy's gate, and that the work was done using a brush hog and masticator. It is now wide and easy to recognize, but Cyndie still recommends use of a 4-wheeler or 4WD vehicle in an emergency. Louisa expressed her gratitude to the Rippy's for their time and financial investment in creating and maintaining this egress that enhances safety for all of us in MSR.

Carrie Clark added that when other small communities were surveyed on the Front Range in communities like ours, 80% of property owners believed they had sufficient defensible space around their homes but when reviewed, only 20% of their properties were deemed safe by experts.

Habitat Committee:

Carrie reported that spot spraying of noxious weeds has been done. Common Tansy is another noxious weed that has been discovered on properties here in MSR and it spreads aggressively. Carrie will send out information about it so owners can look for it and eradicate it.

Road Committee:

Carrie asked Ed if further work will be done on the road. Ed indicated that we need water on the road to help keep mag chloride applied to the road from becoming friable and dispersed as dust. Current rains are helping but we need at least weekly rain to be sufficient. Ed is not confident he can get water from 3 Mile Creek at Austin's any more this year as the creek is dry. Would need 3 truckloads of water to do a hydration run the length of the road. Steve Beckley said water is being released from Flannery into Hughes Reservoir but it is not making it down to the creek. Gary Starr said if necessary, we should take on the cost of getting water in town, even though it's more costly. Gary thanked Ed Walters for the extensive and effective work on the road. It is in excellent shape now. He also mentioned Matt Graham and Chris Fedrizzi for their support and assistance. Need to keep speeds down when driving, particularly on the corners.

Carrie Clark asked about the wisdom of putting permanent "SLOW DOWN" or "SPEED LIMIT 15 MPH" signage on the road like the big signs Ed has on the road for safety purposes during road work. Ed said the signs have two parts – a base/stand and the sign. The stands are the more expensive component. He volunteered to look into the cost.

Tom Warnes suggested looking into permanent posted signs that are more aesthetically pleasing. He would donate the pipe posts and setting with Ed's help. Tom has experience working with Microplastics next to Dominos and thinks they do a great job with sign creation and offer fair prices.

Julie Coy suggested adding the speed limit signs on the same posts, on both sides, where we are installing road signs already as part of our Fire Committee work, as well as at the bottom and top of the road. Gary Starr agreed, and emphasized the need for signage at the top and bottom of the road, not just at junctions.

Carrie will talk with Louisa about where she is securing the other road signs and try to get cost estimates.

Louisa Morrissey commented that speed bumps might impact plowing.

Revised Articles and Bylaws Review:

Need to defer this agenda item as Chris DeSantis is stuck on the east side of the I 70 closure through Glenwood Canyon.

Tom Heald has put the draft Association governing documents on a Google shared documents site and will share the link with members of the Board and the broader membership at the appropriate time. This will allow Board members to post questions and comments in the margin of the document directly.

Carrie reported that Chris DeSantis has expressed the need to not have an overwhelming and constant flow of member input that he can't handle. He wants a genuinely inclusive process that allows input and feedback at particular, logical points in the process in order to make revisions more manageable.

Next Meeting:

Tuesday, July 20th at 6 p.m. on Zoom with the agenda limited to review of the revised articles and by-laws.

Meeting Adjourned at 7:00 p.m.