

**Meeting Minutes Mountain Springs Ranch HOA Annual Meeting
November 7, 2020**

In attendance (name and lot #):

Ryan Huckabay (1), Martha Cochran and Steve Mills (2), Jan and Jerry Fedrizzi (3), Mary Noone (4), Julie Coy and Peg Hill (5), Bill Maltby (8), Louisa Morrissey and Ben Young (9,39), Christy Milner and Micah Embrey (10), Chris DeSantis (12), Will Evans (13), Chris MacDonald (14), Carrie Clark (18), Nancy Culkin and Brian Welder (20), Chris Jermaine (22), Tom and Danielle Warnes (23), Jim Stark (24), Marlene MacArthur(25), Alan and Linsey Short (28), Leila Mansouri (31), Jack Cody and Jonelle Luther (32), Matthew Graham (33), Gary and Susan Starr (37), Cyndie Rippy (38, 43, 44), Tom Heald (42). (27 lots represented in person)

Proxies:

Ben Young held proxies for Gary Walker and Deborah Tumulty (6); Scott and Melinda Delmonico (11)

Gary Starr held a proxy for Tony and Sandra Threinan (34).

Guests: Tom Casperson, Jeff Fedrizzi, Ed Walters

Meeting called to order at 10 am

Due to COVID the meeting was held via Zoom. A chat room was available for comments and voting and the meeting recording was announced.

Ben Young, outgoing HOA president gave zoom protocol instructions and President's remarks.

30 lots were represented in person and by proxy; quorum was reached.

Treasurer's Report and 2021 Budget: Cyndie Rippy.

See the Treasurer's report and proposed 2021 Budget attached.

The proposed 2021 budget would retain the dues at \$1550 which would mean that the \$200 per lot dues increased approved by the membership last year would remain in place.

The BOT recommended adopting this budget with extra monies to go into the contingency fund to bring the fund to \$35,000. This amount was approximately the cost of repairing the main road after the slide in the spring of 2019.

The proposed budget leaves \$8000 as a cushion for unexpected costs that exceed the budgeted amounts. Treasurer recommended using the \$8000 for road

maintenance. If there is any left at the end of the year then the 2022 dues may be lowered.

Several members asked to delay the vote to approve or disapprove the budget until after hearing the committee reports.

Road Committee report: Gary Starr and Ed Walters

See attached report.

Over the years the HOA has invested funds into the road and it has greatly improved from the original condition.

Once the winter plowing season is finished, what is left from the road budget is applied to road maintenance. The Road Committee examines all of the MSR roads each spring and prioritizes the maintenance work needed based upon the remaining funds in the budget.

This year the Road Committee decided to put resources into needed maintenance of the secondary roads in addition to maintenance and application of magnesium chloride (mag chloride) to the main Mountain Springs Road. The product used this year was an organic product with similar properties of mag chloride. However, due to an unusually dry summer and increased traffic on the road, the result was not as expected.

The road has experienced damage from the increased amount of traffic, especially large trucks used in home construction, and no moisture. Roads throughout Garfield County experienced the same weather conditions with similar results this summer.

Ed Walters noted that much of the road is down to the substrate material and recommended using the \$8000 to cover the substrate. The road could also benefit from more grading and gravel. Water may be used from 3 Mile Creek and from the Price Ranch with owner's permission.

Gary Starr, John Rippy and Ed Walters recommended keeping dues at \$1550 for anticipated road maintenance.

Questions asked in person and in the chat room covered topics including the number of large gravel trucks using the road this summer, if all of the construction was due to MSR community members or private holdings, if there is a fee for construction that can be applied to road damage, and other road covering solutions (chip seal) and size of rock used. Cyndie Rippy pointed out that a recent bid to chip seal the road came in at over \$1million. Brian Welder made a generous offer to donate a load of gravel. Ed Walters also donates much of his time, materials and equipment use to maintain the road. (Please see recording of the chat room).

Habitat Committee: Martha Cochran and Jan Fedrizzi

Roadsides were treated only once this year with herbicide due to time and the very dry summer.

Weeds come in with traffic and over the years the herbicide treatment has been shown to be very beneficial to reducing the number of noxious weeds in MSR.

The Habitat Committee is interested in exploring the use of goats for weed control. Martha thinks that the goats would be very good for individual properties but was wondering about controlling them on the roadsides.

Jerry Fedrizzi will once again order the beetle pheromones in January. Any interested party is encouraged to get in touch with him.

Will Evans expressed concern that the use of herbicides along the roads could contaminate source water and reduce water quality in MSR. Martha agreed that it was a concern and would be open to the idea of having future conversations about alternative methods of weed control.

Fire Committee: Julie Coy, Jeff Fedrizzi, Mary Noone, Louisa Morrissey and Susan Star (see Fire Committee Report, attached)

Chipper day continues to be a success and to grow. This year 14 lots participated. The Fire Committee is considering moving chipper day to the spring/early summer. Suggestions were made to have 2 chipper days during year.

Patrick Kieran of the Bureau of Land Management (BLM) visited 4 homes in the MSR community last August at the invitation of the Fire Committee. Members of the fire committee also attended. He offered expert advice and suggestions for each home in terms of fire hardening and making a defensible space. Julie Coy has arranged for him to visit two more homes in the coming weeks. Neighbors are welcome to join the visits. The Fire Committee will be taking notes regarding his suggestions to share with the community.

Susan Starr reported on her research into using goats for fire mitigation (see report). Estimated cost would be \$1800/day for a minimum of seven days and \$1500/day for added days. The greatest cost would be getting the goats up the MSR road because they would need to come in several deliveries.

Jeff Fedrizzi is helping the Fire Committee develop a community wildfire plan (CWPP). A CWPP is a comprehensive plan that takes into account fire mitigation efforts and education, historical fire risk and establishes communications with the

Colorado State Forest Service, BLM, GarCo sheriff's emergency management and the Glenwood Springs Fire Department. A description of this plan may be found in the attached Fire Committee report.

We continue to be recognized as a Firewise Community. Last year our community logged in 381 volunteer hours for a value of \$9689. Our Firewise status demonstrates our community's commitment to fire mitigation and will help us to be successful in obtaining grants for mitigation, equipment, etc.

Ed Walters mentioned possible use of the reservoir on the Price Ranch as a water source for fire fighting. Louisa will follow up with the Price family.

Other ideas mentioned during discussion included fire hoses, hydrants, water tanks and fire district. Steve Mills suggested looking into the Soil Conservation District for 50% cost sharing grants and Ben Young posted this link to the chat room regarding a Colorado tax credit for personal fire mitigation expenses.
<https://www.colorado.gov/pacific/sites/default/files/Income65.pdf>

Trash Committee: Peg Hill

Thank you to Deborah Tumulty for her tireless work on this effort. Deborah has secured a place for another dumpster for MSR residents at the bottom of the MSR road.

Peg Hill will take this project forward. Eight MSR residents are interested in participating in the dumpster, which brings the cost to a reasonable amount.

Architectural Committee:

The Architecture Committee is the Board of Trustees. If members have any questions they may contact the BOT.

2021 Budget Vote:

Ben Young made a motion to vote to accept the proposed budget. Jerry Fedrizzi seconded the motion. Votes were recorded in the chat room.

The budget was approved with 24 votes yes and 2 votes no.

Snow Plowing Task Force Report: Cyndie Rippy

The snowplow task force met to clarify portions of the plowing policy and bring the language of the policy to reflect current plowing practices. This is now up on the

MSR website so that potential homeowners and realtors can be informed. A map of the neighborhood roads depicting those roads plowed using HOA dues and those roads that are not is also up on the website.

The task force also looked at the feasibility of using HOA funds to plow all of the secondary roads. It decided that it was not feasible to use HOA dues for additional plowing beyond what is being done now (the main MSR road to Black Bear Rd. and to the parking area near the beginning of Saddle Dr.).

Covenants Task Force Report: Christy Milner

The MSR Covenants, By Laws and Articles of Incorporation need to be updated to conform with CCIOA (Colorado Common Interest Ownership Act).

The Covenants will expire in four years and the MSR membership must vote to extend the Covenants at that time.

Although historically, voting practices in MSR have been that each lot gets one vote and dues assessments are equal per lot. The Articles of Incorporation state that voting and dues assessment should be based on the assessed value of each lot. In order to reflect current and historical practices of one vote per lot and equal dues assessed per lot the Articles of Incorporation must be amended by the membership using the assessed value method. To amend the Articles of Incorporation 75% of the membership must approve.

Christy Milner drafted two amendments:

- The first is to change the Articles of Incorporation to state that votes are one lot/vote and dues are assessed equally between lots.
- The second is to change the Articles of Incorporation from needing 75% of the members to approve amendments to the document to only 2/3 required for approval.

The draft amendments have been sent to the HOA lawyer, Jeff Conklin, for his review.

Election of the 2021 MSR Board of Trustees:

Cyndie Rippy volunteered to remain Treasurer. Other BOT volunteers include Carrie Clark, Chris DeSantis, Matthew Graham, Jonelle Luther, Christy Milner and Tom Warnes. Steve Mills volunteered to stay on as ex-officio to help with the Covenants task force.

Christy Milner moved to accept the new BOT. Martha Cochran seconded the motion. Votes were recorded in the chat room.

The Board of Trustees for 2021 was approved

Committee Volunteers:

Volunteers were recorded in the chat room.

Road Committee: Matthew Graham, John Rippey, Gary Starr, Ed Walters

Habitat Committee: Martha Cochran, Jan Fedrizzi, Peg Hill, Steve Mills

Fire Committee: Julie Coy, Steve Mills, Louisa Morrissey, Mary Noone, Susan Starr, Brian Welder.

Trash Committee: Peg Hill

Other new business:

Louisa Morrissey moved that the HOA give Ed Walters a \$100 gift certificate as a thank you for his tireless efforts on maintaining the MSR roads including all of his generous donations of time and material. Ben Young seconded the motion. Voting was done using the chat room.

The motion to give Ed Walters a \$100 gift certificate passed.

Next years annual meeting:

Jack Cody moved that the MSR annual meeting for 2021 will be held on Saturday November 6th. Gary Starr and Peg Hill seconded the motion. Voting was done in the chat room.

The motion to hold the next annual MSR members meeting on Saturday November 6, 2021 passed

Meeting adjourned.

Ben Young moved to adjourn the meeting. Carrie Clark seconded the motion. Meeting adjourned at 12: 05 pm.