

Mountain Springs Ranch Home Owners Association
Saturday, November 17th, 2018
10 a.m. – 12:00 noon
US Bank Vanderhoof Community Room
1901 Grand Ave
Glenwood Springs, CO

Meeting Minutes:

Attendee's: Jan and Gerald Fedrizzi; Mary Noone; Julie Coy; Peggy Hill; Gary Walker and Deborah Tumulty; Bill Maltby; Louisa Morrissey; Ben Young; Christie Milner; Mabel MacDonald; Tim and Janine Lucas; Bill Slavinski; Megan Chance; Carrie Clark; Nancy and Brian Welder; Bob Littler; Penny Farquhar; Tom and Danielle Warnes; James Stark; Tom and Darrah Casperson; Matthew Graham; Gary and Susan Starr

Welcome Neighbors – new and old!!

Meeting called to order; neighbor introductions; a quorum was achieved with meeting attendee's and proxy votes.

2018 financial report and proposed 2019 budget

Louisa Morrissey reviewed budget reports; changed software for budgeting purposes; outstanding invoices for road work totaling 6500K road work; 26K remaining for rainy day funds and for plowing for the months of Nov, Dec, Jan, Feb and March;

Proposed budget reviewed;

Will be sending letter to neighbors to ask for contributions for road work

Proposed road and snow budget for 2019 – 57.9K

Remaining 2019 budget is approved

Peggy Hill made a motion to increase annual dues by \$200 for the coming year, Gary Starr seconded the motion; approved by quorum;

The annual dues will be reassessed annually

2017 committee reports

Road Committee report provided by Bob Littler

Many cost increases but no commensurate increase in dues;

road base cost increased and increase in road use;

Contracted with Ed Walters company for all work 17/18;

Refer to road report for cost breakdown;

Need to have a person dedicated to the gate and expanding our utilization (voice activation);

Spent > 3K on the gate this year;

Some maintenance on the gate needs to occur next spring;
Forest Glen and North Marsh and Hidden Springs roads needs some attention;
Ditches need more work;
Hidden Glen needs more work;
Diversion ditch at Austin's – may need a culvert;
Reminder: No plowing of secondary roads; Members may choose to contract for snow removal services separately;
Ed Walters has agreed to complete snowplowing for the 18/19 season;
Tom Casperson warned members about the danger of the road in the winter – drivers coming up have the right away – be safe; need all wheel drive with studded snow tires or Blizzak quality tires;
Ed Walters plowing rates are below market;
Bob Littler suggested increasing in road budget by 19K + - estimated total for 65K for snow removal and road maintenance;
Mary Noone questioned using the rainy day fund (\$20K) for road work – discussed need to maintain the rainy day fund at 20K;
Tom Casperson suggested raising dues in smaller amounts over several years; Jim Stark – out of state owners and one who does not live in MSR – poor return on investment;
Matt Graham suggested setting the budget annually with proposed road work projects which would come from an increase as needed in HOA dues – capital improvement proposals
Last increase in HOA dues was 3 years ago;
Currently have 43 lots;
Members approved road and snow budget for 2019 – 57.9K
Peggy Hill made a motion to increase annual dues by \$200 for the coming year, Gary Starr seconded the motion; approved by quorum;
The annual dues will be reassessed annually

Bob Littler proposed a motion to provide Ed Walters with a \$150 gift card in appreciation of his work and contributions to MSR. Deborah Tumulty seconded the motion. Attendee's voted to approve.

Habitat Committee

2 separate seasonal applications for weeds occurred in 2018;
Discussed the utilization of Pheromones for the prevention of beetle infestation for Douglas fir and Spruce fir trees;
Pheromone tabs should be placed on trees in early spring and spaced approximately 30 ft apart;

Order Pheromones through: Forest Distributing
<https://www.forestrydistributing.com/en/mch-repellent-douglas-fir-spruce-beetle-mch-pheromone-antiaggregant>

Mary Noone asked if spraying could be done for beetles –discussion on effectiveness of spraying vs individual tree treatment;

Jan Fedrizzi – feels that the weed control could use some additional attention
Jan Fedrizzi offered to hold a meeting a meeting with the Habitat committee to discuss improved weed control etc.
Jim Stark – commented that larger scale vegetation management is needed for MSR,

Fire Committee Report -

Louisa Morrissey reviewed report;
Will be exploring grants;
Renewed member ship In FireWise;
Reminder to member to send Louisa an email with hours/time spent on fire mitigation activities and also for placing pheromone product – these hours will assist with Grants
Big thank you to Cyndi and John Rippy for clearing the alternate fire escape road;
Contact the Rippy's to ask for permission to see/use the fire escape road which runs through their property;
The secondary fire escape road is not for regular car – narrow four wheel drives only;
Chipper day – exploring two times per year (spring and fall) those desiring to use the chipper will split the cost;
Emergency landing pad (lot 9)
In case of emergency, call 911 – they will triage location and need to heli-transport;
Bob Littler indicated there was another spot that was considered for an emergency landing pad on lot 6 (Gary and Debra's) – was not registered; Debra will follow up on the what needs to be done for this additional emergency landing pad.
Phone triage – for the purposes of notification of HOA members in an emergency; Ben Young motioned to allow the sharing MSR HOA directory; Susan Stark seconded the motion; approved via quorum.
Reverse 911 only works for land lines/cell phones and text messaging

Nominations/Election of the 2018 Board of Trustees

President: Gary Stark
VP: Matt Graham
Secretary: Nancy Welder
Treasurer #1: Cyndi Rippy
Treasurer #2: Louisa Morrissey
At Large: Carrie
At Large: Ben Young

Road Committee:

Committee chair: Matt Graham; John Rippy; Bob Littler; Tom Warnes; Louisa Morrissey; Micah

Habitat Committee:

Committee chair: Martha Cochran; Jan Federizzi; Nancy Welder; Deborah Tumulty;

Fire Committee:

Louisa Morrissey; Mary Noone; Julie Coy; Susan Stark; Brent Tumulty;

Ben young motioned to recognize the Caspersons for their dedication and service to the MSR community, Brian Welder seconded the motion; The Caspersons have sold their home and will be leaving our community after the first of the year. Tom and Darrah will be missed!

MSRHOA dumpster:

Mabel: Suggested MSR HOA should assume responsibility for the dumpster.

Historically Vickie Velesques, MSR HOA neighbor has over seen the dumpser.

The dumpster is utilized by other neighbors outside the HOA.

Additional information needed: What is the total cost annually; Questions about the easement; Refuse committee formed to explore next steps.

New Refuse committee – see recycling information on last page of documents provided to HOA members;

Refuse Committee: Deborah Tumulty, Christie; Milner; Susan Starr

MSR member open forum

Ben Young and Micah – will work on updating the MSR HOA website in the next months

2019 Annual Meeting – Saturday 11/16/19

2019 Annual Picnic – July 13th

Update on lawsuit in litigation; Gary Starr will verify the ability to plow affected section of road; covered by insurance: complaints related to fire mitigation; privileged information.

Louisa Morrissey reminded members that Steve Mills sent letter regarding adhering to private property rules/hunter notification of home owners before hunting on private property; Louisa lost a deer on her land.

One owner not paying dues (8K); explore possibility of seizing property; there is a small amount of funds available for legal work – approx. \$600.00; A lien is in place which is effective if the owner sells the property; small claims court maybe a solution.

Susan Starr motioned to adjourn; Deborah Tumulty seconded the motion; Meeting adjourned.

