

## MSRHOA Annual Meeting

November 18<sup>th</sup>, 2017

Gary Starr, MSR HOA President, called the meeting to order 10:10AM

Attending MRS owners introduced themselves

**2017 Budget Review** – Treasurer Cinde Rippy, provided budget review; 2017 budget document was provided via email and mailed to all owners prior to the meeting.

Expenditure Highlights/Discussion points:

- 22K towards road work.
- 14K towards snow plowing.
  - General discussion on snow plowing the portions of MSR roads that aren't currently plowed. Members seeking snow plowing services can contact Ed Walters.
  - Ed Walters has been retained to provide snow plowing services – will have a plow driver located in MSR all winter for plowing needs.
- MSR HOA Insurance fees have been increased to cover liability issues. Cost is minimal.

Additionally discussed the state of a law suit with one of the neighbors related to fire mitigation and the removal of trees; no movement from the non MSR neighbor's attorney at this time.

**18 Budget Review** – Treasurer Cinde Rippy; no significant changes from 2017 budget allocations; 2018 budget document was provided via email and mailed to all owners prior to the meeting.

- Boyd dues have been paid.
- MSR annual dues notifications will be sent to all owners in January 18.
- Gate – requires some repairs; owners noted the need for additional gate remotes; Gary Starr will order twelve; Gate contacts are Penny Farquhar, Bob Littler and Louisa Morrissey.
- 2018 Budget approved – passed by a quorum vote from attending owners and proxy votes.
- Bob Littler requesting permission to submit special requests for additional ad hoc roadwork.

**Road Committee Review** – Bob Littler committee chair; Road Committee updates were provided to all MSR owners via email and mailed to all owners prior to the meeting.

Discussion highlights:

Spent 14K on snowplowing in 2017; 2k remains in the bank for November snow removal; 20K was spent on main road maintenance in 2017; final work has been completed on secondary roads; Hidden Springs Rd was widened; one outstanding invoice remains to be submitted for work completed in 2017; An additional 3K was spent on culvert work; the committee also

received 6500K in donations for road work from MSR neighbors; Ideally the committee feels we should be addressing the road with maintenance care twice per year, however current HOA dues does allow for the budget to cover those additional costs; Bob Littler proposed that the HOA provide a gift certificate to Ed Walters for his work on the road – This motion was seconded by Louisa Morrissey and unanimously adopted by attending members; Louisa Morrissey will serve as coordinator for MSR to call in for plowing needs; MSR owners can call Louisa Morrissey to alert for plowing needs:

970-406-0158 cell  
970-945-5264 H

Road committee will meet early in 2018 to discuss 2018 road work planning.

Road Committee Members: Louisa Morrissey, Ed Walters, John Rippy, Bob Littler, Tom Casperson and welcoming Tom Warnes.

Plans for 2018:

2 serious blind corners on main road – 2 below the gate; Road committee exploring widening of the road in those areas; Bob Littler will have engineers review to ensure work can be done appropriately;

Noted an issue on the paved road near the dumpster – road committee to explore if the county can assist in evaluating the site for safety issues and potential solutions; Both magnesium chloride and road base, will again be applied to the road next year.

Owner with suggestions for road improvements should notify the board or Bob Littler.

Steve Mills noted that the road is in much better shape and thanked Ed Walters for all his work.

Please remind your visitors to yield when heading down the road to those drivers heading up the road.

**Fire Mitigation** – Louisa Morrissey Committee Chair; Fire Mitigation Committee updates were provided to all MSR owners via email and mailed to all owners prior to the meeting.

Discussion highlights:

Louisa Morrissey obtained a Fire Mitigation grant from the county, completed fire mitigation work; Ron Biggers from the Glenwood Springs Fire Dept helps us voluntarily; the committee is working with the forest service and may have some grants for us (work in kind/pay in kind); Louisa Morrissey will run those proposals by the board when received;

The helicopter landing pad is complete; Louisa Morrissey has purchased windsock for the helicopter pad; the committee will provide a fire mitigation education which will include a review the evacuation route;

There are 3 exits from MSR – there some legal issues with one route in to south canyon; BLM road we do not have access – would need a grant to improve the road; Greatest concern is on

the 3 mile side; Fire committee will explore other options; Louisa Morrissey will send out a link to the Fire Wise site;

MSR does have tow behind mowers for ATV's that owners can use – contact Louisa Morrissey if interested; There is another mower in Mabel McDonalds garage; Discussed the need to remove standing dead trees and brush as well as the use of pheromone in order to protect our forest; Ken Tacker can be contacted if owners need brush, tree's removed (Ed Walters has contact information); Louisa Morrissey and Gerry Fedrizzi will order pheromone for all who need it – look for an email early next year; Additionally, Louisa Morrissey will explore pheromone spraying as an option.

Planning a Fire Wise event for 2018 that will be coupled with the MSR annual picnic – fee will be \$2/person, this will include a community fire escape clearing day; will explore having a Fire Wise speaker attend the community fire escape clearing day as well as someone from the forest service and BLM.

Planning another community chipper day in 2018 – very well received in 2017;

Gary Walker inquired regarding the expectation of fire mitigation; Fire mitigation includes clearing brush and dead trees from around homes; Owner, please keep track of the hours spent on fire mitigation and turn them in to Louisa Morrissey – those hours are useful in our grant application process.

Fire Mitigation Committee Members: Louisa Morrissey; Susan Starr, Mike Freeman, Tom Casperson and welcoming Brent Tumulty

#### **Habitat Committee – Martha Cochran Committee Chair**

Discussion highlights:

MSR hosts a diverse and healthy ecosystem; The Committee focus is on:

- 1) Weeds and invasive plants – spraying.
- 2) Bare spot mitigation – seeding of bare spots to combat erosion.
- 3) Owner education regarding avoidance of introducing nonnative plants.

The HOA has seed available for MSR owners – contact Gary Starr for seed

Habitat Committee members – Martha Cochran; Mary Noone; Jan Fedrizzi; and welcoming Brian Welder and Danielle Warnes

#### **2018 Board Members:**

President – Gary Starr

Vice President – Tom Casperson

Secretary – Nancy Culkin

Treasurer (2)- Cyndi Rippy; Louisa Morrissey

At large board members -Brian Welder; Penny Farquhar

Motion to approve 2018 board by Steve Mills; Brian Welder seconded.

**Additional items discussed:**

Motorized vehicles on the road only; no joy riding.

Phone list – Owner phone list was requested; Louisa Morrissey and Nancy Culkin will work on permissions to provide a list for distribution.

Amended MSR covenants in October following a MSR HOA meeting and proxy vote, the amendment disallows short term rentals; The board has provided 30 day notice and now submitted a 2<sup>nd</sup> notice to MSR owner who has been renting home.

MSR website – Wix.com Peggy Hill established; Susan Starr and Nancy Culkin will work on website updates in the coming year.

Welcome letter – Martha Cochran will assist with the development of a welcome letter to be distributed to all new home owners.

Anyone who needs gate clickers talk to Penny Farquhar.

Ed Walters discussed Gate issues; currently only 2-3 people who have a key to the electrical panel; could we instead have a lock box or an owner code; should we repair or replace the gate code box – road committee will work on solution.

The next annual MSR HOA meeting will be Nov 17<sup>th</sup> 2018 @ 10 AM.

Meeting adjourned at 12:10PM