

MSR HOA Board Meeting

June 7th, 2022

7 pm MST

In Attendance:

Board Members: Gary Starr, Louisa Morrissey, Tony Thrienen, Tim O'Sullivan, Matt Graham & Cyndie Rippy

Others: Susan Starr, Christy Milner, Sean Elias, Mike Freeman & Carrie Clark, Jack Metcalf & Jon Zalinski

Call to Order by the President:

Gary Starr, President called the meeting to order at 7:00 pm. He then reviewed the rules of Decorum.

Approval of draft meeting minutes from May 3rd, 2022

Tim O'Sullivan moved to approve the draft minutes and Louisa Morrissey seconded the motion. Minutes were approved by all Board members in attendance (6).

Approval of draft meeting minutes from May 16th, 2022 AC Meeting

The following changes were added to the minutes per Christy Milner's email to the Board: "Chris Desantis stated his opinion that "the Board does not have authority to require a construction deposit since there is no provision in the Covenants that gives that authority."

"Christy Milner stated her opinion that "the Articles of Incorporation prohibit non – pro rata assessments".

Louisa Morrissey motioned to accept the minutes with the changes. Tim O'Sullivan seconded the motion. Minutes were approved by all Board members attending.

Treasurer's Report

All Member dues are in except for one member's. Cyndie will send out a notice to that Member with a late fee included. Annual Insurance premium went up this year to \$1,101 from \$957.00 an increase of \$144 for the year. Cyndie Rippey, Treasurer, reviewed Walter's & CO proposal for this season's roadwork. \$35,133 remains in the budget and includes extra donations made by neighbors outside of HOA.

Committee Reports

Road Committee - Gary Starr/ Matt Graham

Matt Graham reported that road work will start soon. The proposal will include 1 shot of Mag Chloride estimated at \$10,000, and 2-3 days to clean culverts under the road. \$5,000 of our budget will be used for the culverts. \$10-12,000 is estimated for the pulling of ditches. Any funds remaining in the road budget will be used for loads of gravel.

Mike Freeman asked who went off the road below Saddle Drive and above his property. No one was able to verify for sure. However, Gary Starr stated that would be repaired as a matter of routine roadwork starting soon.

Motion proposed by Gary Starr to accept Walters & CO estimate. Tim O'Sullivan seconded the motion. Approved by all Board members present.

Gary Starr will let Walters and & Co know that they need to stay within our budget.

Fire Committee – Louisa Morrissey

Louisa Morrissey reported that the completed CWPP has been posted on our website. Susan Starr, Peg Hill and Louisa Morrissey participated in a Zoom call with Patrick Kieran, BLM to discuss Grant possibilities. The Grant needs to be funded by HOA 1st and then the BLM reimburses us. We need to discuss how we may be able to raise money to fund this ongoing project. The Grant funding may be used over multiple years.

Chipper Day is happening on June 11th.

The fire Detection Camera on Sunlight Peak is ready to be installed and Jeff Fedrizzi is working on which tower it will be situated on.

The Fire Committee newsletter has gone out.

Tim O'Sullivan complimented the Fire Committee on their work as did Carrie Clark

Habitat Committee – No Report this month

Old Business

Governing Documents Work Group – Gary Starr proposed that we wait to discuss and schedule a separate meeting for this topic. A special meeting is scheduled for June 14th @ 7:00pm.

Policy for Enforcement of Covenants - Louisa added language to the Policy for Enforcement of Covenants regarding the procedure for inspection of properties. Property owners must be notified prior to Board's intent to inspect. No one may trespass without property owner's permission. It was decided to keep the existing timeline for abatement.

Tim O'Sullivan moved to accept the changes to the policy and Tony Threinen seconded and motion passed by all Board Members present.

Construction deposits – Cyndie Rippy suggested the Board determine a position on impact fees in which in some of the construction deposit would be retained to compensate for extra road impact during construction.

Discussion followed:

Current building projects will be grandfathered in and **not** included in any proposed impact fee / withholding of a portion of construction deposits;

Any proposed impact fee/withholding should apply to people who buy property after the impact fee/withholding is instituted;

Leave construction deposit as it has been historically;

Eventually dues will need to be raised or impact fees instituted to cover additional road damage expenses;

Different dues structure for full-time vs part-time residents;

Matt Graham suggested to bring this topic to the annual Members meeting.

The Board will not be withholding any portion of construction deposits to compensate for the extra impact of building on the road or instituting a road impact fee for the time being. The current construction deposits for ongoing projects will be treated as they have historically.

Lot 17 Follow-up – Gary Starr went up to inspect today and reported that it is a mess. The disturbed area needs to be remediated and Bill Slavinski is aware of this. It appears as though this area is about 24 feet onto Clark/Freeman property per the results of a survey that Carrie Clark and Mike Freeman privately ordered. The results of the Clark/Freeman survey matched the results of the survey ordered by Bill Slavinski. Carrie Clark and Mike Freeman requested the Board suggest what needs to be done to remediate the damage. Matt Graham suggested that a letter be written to Bill Slavinski that the property needs to be remediated. The Board will inspect the property to assure the structure has been removed. The Board cannot remove the structure but may assess fines for Owner's failure to do so by July 1st.

Lot 12 – The Board will send a second notice to comply with Covenants & policies.

New Business

Lot 36 Well -John Zalinski asked about requirements regarding putting in his well. Gary Starr briefly went over requirements and indicated the need to provide information on where his access will be in order to drill the well. These plans need to be submitted to the Architectural Committee.

Legal Budget Other: Cyndie Rippy indicated that \$1,651.75 remains in the Budget for Legal services. Gary Starr recommended that we be very judicious with those remaining funds.

Next Board Meeting for Governing Documents discussion will be Tuesday, June 14th at 7:00pm

Matt Graham moved for the meeting to be adjourned. Cyndie Rippy seconded the motion and all Board Members present agreed.

Meeting adjourned at 8:07pm MST

Meeting minutes respectfully submitted by Susan Starr and Louisa Morrissey