

## Final Meeting Minutes

### Mountain Springs Ranch Homeowner's Association Regular Board Meeting

Thursday October 13, 2022, 7 pm via Zoom

#### Attendance

- Board members: Gary Starr, Jennifer Tomsen, Tim O'Sullivan, Louisa Morrissey, Cyndie Rippy
- Community members: Carrie Clark and Mike Freeman (lot 18), Justyn Mcgrigor (Lot29), Christy Milner (lot10), Chris DeSantis (Lot 12).

#### Meeting opened at 7:00 pm MST

- Gary Starr reminded all participants of the rules of decorum.

#### Approval of meeting minutes from October 4, 2022

- Jennifer Tomsen asked to correct the spelling for Chris Jermaine
- Carrie Clark and Mike Freeman requested that the minutes clarify that a Board member took the photos of the electrical lines on lot 17 in December of 2021 (not them).
- The Board clarified that it does consider safety concerns very important.
- Louisa Morrissey motioned to accept the minutes with the above corrections; Gary Starr seconded the motion; motion to accept the minutes with the changes was approved by all Board members present.

#### Member comments

- Chris DeSantis (Lot 12):
  - Asked if the Board had reached any decision regarding putting a lien on his property for the fines imposed. He was told the Board had not reached any decision.
  - Informed the Board that he has applied to Garfield County to subdivide his property.
- Lot 17 (Slavinski/Chance)
  - Megan Chance received the certified letter from the Board regarding removal of the structure that is in violation of covenants.
  - Megan Chance requested one more week arrange to have the structure remove by October 22nd
  - Discussion followed. Board members were in favor of giving one more week as long as there were concrete steps being taken toward progress. The Board was ready to move forward with legal action if the structure was not removed.
  - Gary Starr motioned to give the owners of Lot 17 until October 22, 2022 to have the structure removed from the property. Jennifer Tomsen seconded the motion. The motion was approved by all Board members present.

#### Budget

- Cyndie Rippy, Treasurer, presented a proposed budget for 2023 that included an increase in dues of \$200 per lot.
  - Cost of utilities and insurance have increased.
  - Cost of road materials has increased up to 20% more.
- Louisa Morrissey motioned to accept the proposed budget. Tim O'Sullivan seconded the motion. The motion was approved by all Board members present.
- The Budget will be presented to the HOA membership at the annual meeting in November. It will be stipulated that the budget represents a dues increase of \$200 per lot. If it is not vetoed by the members at the annual meeting, then it is considered accepted.

#### Preparation for Annual Members meeting, November 5, 2022

- Louisa Morrissey will prepare the required materials and email them to the members.

- The final draft of the Articles, Bylaws and Covenants will be sent out to the members for a vote at the annual meeting.
- Carrie Clark offered to share information/templates from the previous annual members meeting as well as vote tallying spread sheets.
- Gary Starr expressed the need for all Board members to call all the community members regarding the upcoming vote on the Articles, Bylaws and Covenants. He encouraged Board members to ask if community members had any questions and encourage all to vote or send in a proxy.

**Comments/questions from community members regarding the proposed Articles, Bylaws and Covenants**

- Written comments and questions were emailed to the Board by community members and have been answered.
- Comments/concerns were received from Carrie Clark regarding personal trails, storage sheds and used buildings. She thanked the Board for finishing the work on the Covenants.
- Comments /concerns were received from Chris DeSantis regarding the no nuisance clause, requirement of all new construction to meet County code, and restrictions on open fires.
- Comments/concerns were received from Christy Milner regarding the no nuisance clause, road easement, requirement of all new construction to meet County code, length of time window for construction completion, above ground propane tanks, outdoor lighting, open burning, and variances. She also mentioned that she did not think members were given enough time to read through the proposed documents and expressed her opinion that 75% of members were required to approve the documents.
- The Board made note of all of the comments and will check again with the HOA lawyer to confirm the % requirement by State law for the adoption of the revised documents and other legal questions.

**Adjournment**

- Jennifer Tomsen motioned to adjourn the meeting. Tim O'Sullivan seconded the motion. The motion was approved by all Board members present.
- Meeting adjourned at 8 pm MST.

*Meeting minutes respectfully submitted by Louisa Morrissey, secretary.*