

**Mountain Springs Ranch HOA
Regular Board Meeting Minutes
Monday August 7, 2023; 7 pm MST via Zoom**

Announcement of an executive session of the Board: Prior to and after the open meeting the Board met in executive session pursuant to CRS 38-33.3-308 (4) (b) and (f) to review and discuss written and verbal communications with the HOA attorney.

Meeting called to order: Tim O’Sullivan, HOA Board Vice President, called the meeting to order at 7:07 pm MST

Rules of Decorum: Tim O’ Sullivan read the rules of decorum:

- Rules of meeting decorum: Raise your hand and wait to be recognized for your turn to speak. Limit your comments to 3 minutes. Do not interrupt the member with the floor. Be respectful of all members, no abusive language. There will be one request to change behavior/ warning from the President or the facilitator of the zoom meeting. If it happens again the person will be removed from the meeting.
- Board Members: Tim O’ Sullivan, Cyndie Rippy, Tony Threinen, Chris Fedrizzi and Louisa Morrissey. Louisa Morrissey held a proxy for Matt Graham.
- Community Members: Brian Welder (Lot 20), Jeff Fedrizzi (Lot 3), Jack and Leslie Metcalf (Lot 27), Jordan Borkovec and Kirk Petersen of Focal Studios (builders for the Metcalfs), Christy Milner (Lot 10), Sean Elias (Lot 15), Michael Green (Lot 14), and Ben Young (Lots 9 and 39)

Approval of meeting minutes from June 5, 2023:

- Approval of meeting minutes from the regular Board meeting on June 5, 2023
 - Cyndie made a motion to approve. Chris Fedrizzi seconded the motion. The motion was approved by all Board members present except for Tony Threinen who abstained because he was not at the June 5th meeting.

Treasurers Report:

- Cyndie Rippy presented the Treasurers report from July 31, 2023
- There were no questions from the Board or meeting attendees.

Change of Agenda order: Tim O’ Sullivan announced there would be a change in the order of the agenda to accommodate the builders for the Metcalf property. The meeting proceeded next with the Architectural Committee:

Architectural Committee:

- Metcalf preliminary building plans, Lot 27:
 - The builders for Lot 27 presented an initial preliminary plan of where the home would be located. They would like to get initial feedback from the Board and neighbors regarding the proposed location of the structure before proceeding and clarify the process needed for preliminary approval.
 - Well location needs to be determined before deciding on the final location of the building to prevent having to dig through rock.

- Jack and Leslie Metcalf want to make sure that the proposed location of the home would not interfere with view corridors.
- The Board informed the builders of the process needed:
 - Site plan with set-backs and driveways,
 - Erection of story poles to the proposed height and location of the building,
 - Notification of adjacent Lot owners,
 - Building plans,
 - On site meeting with the Architectural Committee (the HOA Board).
- The builders presented a rough site plan and will be raising story poles by the weekend. Jack and Leslie Metcalf will be available to meet this coming weekend at the site.

- Welder/Culkin greenhouse, Lot 20:
 - Brian Welder had obtained preliminary approval of his planned green house.
 - He notified adjacent neighbors on July 24th. He received only one comment from Steve Beckley (Lot 21) that was positive. He received no objections from the neighbors he notified.
 - Ed Walters has created a building pad/area for the structure.
 - Brian Welder will raise a story pole, mark the layout, and wait to see if there is any other feedback from neighbors.
 - The Board will do a site visit before final approval.
 - Brian Welder went to Garfield County planning department to obtain a building permit and was told that since this is a personal an agricultural building, he did not need a permit. The County required him to show that the building would be secured to the ground.
 - The green house company plans to erect the structure on October 3rd.

Fire Committee: (Louisa Morrissey and Jeff Fedrizzi. Jeff Fedrizzi had to leave the meeting).

- Fire Exit directional signs have been purchased and will be erected in the near future. Thank you Jerry Fedrizzi!
- Jeff Fedrizzi attended the June meeting of the Glenwood Springs Fire Protection District Board. Our next step is to develop an informational brochure for the neighborhood regarding what is involved in joining the fire district and a survey of the community members to see if there is interest.
- Louisa Morrissey continues to attend meetings of the Roaring Fork Valley Wildfire Cooperative to learn more about what the organization does, what projects they have planned and how the MSR community would fit in.
- Fire Detection Camera on Sunlight Mountain: the climber from the Forest Service was assigned to fight fires and will get to the project when he is available.

Habitat Committee (no report)

Road Committee: (John Rippy)

- Blade and ditch work are being done on the road.
- Culvert work is being performed.
- Coordination plans are being made with road base delivery.
- Thank you for Chris Fedrizzi for his donation of road base. Chris Fedrizzi will contact Ed Walters to coordinate delivery of the road base.
- Wash out area below Austin's place was repaired the day of the event by Walters Company. Thank you to Walters Company for their quick response.
- Tim O' Sullivan suggested coming up with a comprehensive road and culvert plan going forward and requested input from the Road Committee.
- Louisa Morrissey asked if there were plans to work on secondary roads this summer?

- John Rippy confirmed there are plans to bring up road base.
- The Road Committee will look into repairing culverts on Saddle Drive.

Community Comments: (Please limit comments to 3 minutes and keep comments concise and constructive)

- Christy Milner:
 - Questioned if the proposed covenants would require Brian Welder to obtain a permit even if the County would not require it.
 - She was informed that the Board received Ms. Milner's email regarding the 67% vs 75% for voting on the Covenants and is consulting with the HOA attorney. The issue will be tabled for this evening.

Documents review:

- Tim O' Sullivan and Cyndie Rippy reviewed the current draft of the Covenants and made comments:
 - Article V section 7 (Exterior lighting): changed the word "shall" to "should" in reference to downfacing exterior lighting and remove the sentence about seasonal lighting.
 - Article VI section 6 (Subdivision): remove second sentence because it is repetitive.
 - Article VI section 7 (combining lots): The wording is the same as in the current Covenants except for the last sentence added by MEG.
 - Cyndie Rippy, Tim O'Sullivan and Chris Fedrizzi found the language added by MEG was confusing.
 - If Lots are combined, then the building restrictions for a single lot should apply to the new combined single lot.
 - The Board will revisit and clarify with MEG.
 - Article VI section 10 B (rentals): remove "shall be" and replace with "tenants are subject to the Covenants."

Adjournment:

Louisa Morrissey made a motion to adjourn. Cyndie Rippy seconded the motion. The motion was approved by all Board members. Meeting was adjourned at 8:36 pm MST.