

**Mountain Springs Ranch HOA Regular Board Meeting**  
**Monday October 2, 2023; 7 pm MST via Zoom**  
**Draft of Meeting Minutes**

Meeting called to Order:

- Tim O' Sullivan called the meeting to order at 7:02 pm MST
  
- 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.

Attendance:

- Board members: Tim O'Sullivan, Cyndie Rippy, Louisa Morrissey, Tony Threinen, Jennifer Tomsen and Matthew Graham.
- Community Members: Jeff Fedrizzi (Lot 3), Rob and Aimee Agnew (Lot 4), Julie Coy and Peg Hill (Lot 5), Ben Young (Lots 9 and 39), Jack Metcalf (Lot 27), Brian and Lydia Abramson (Lot 36), Susan and Gary Star (Lot 37), John Rippy (Lots 38, 43 and 44), Ed Walters.

Community member comments. Please limit to 3 minutes and keep comments concise and constructive

- Louisa Morrissey expressed that while she was deeply appreciative of the Board voting at the last meeting to give her a \$150 gift certificate, she would decline. The community needs the money for the road and other expenses. The Board's expression of appreciation was enough.

Approval of draft meeting minutes from August 28th, 2023

- Cyndie Rippy made a motion to approve the meeting minutes from August 28<sup>th</sup> 2023.
- Jennifer Tomsen seconded the motion.
- The motion was approved by all Board members present.

Treasurers Report and Proposed 2024 MSR HOA budget.

- Cyndie Rippy presented the Treasure's report from 9/30/23.
  - Contributions from individuals in the community (in excess of dues) came to \$24,660 for the road (including a \$10,000 donation from the Jan Walters Memorial Trust fund) and \$3964 of contributions toward other HOA expenses such as legal costs. Chris Fedrizzi donated approximately \$4000 of road base. The Board is very grateful for the generosity of the community members.
  - There was \$27,000 of road expense for the recent road work bringing the total cost of road maintenance to \$32,283. Snowplowing for last year cost an additional \$40,674.
  - There are still outstanding expenses to come in until the end of 2023.
- Proposed 2024 MSR HOA Budget.
  - Cyndie Rippy presented 3 budget proposals for the Board to consider:

- One budget kept the dues the same at \$1750/year per Lot and proposed road maintenance budget at \$60,962;
- One budget increasing dues to \$2000 /year per Lot and proposed road maintenance at \$69,562;
- One budget increasing dues to \$2000/year per Lot and proposed road maintenance at \$71,008. The increase in the road budget is because the gate over-expenditures would be taken out of the reserve account.
- Remaining unused Fire Committee funds were requested to go into the Fire Committee reserve fund.
- Discussion:
  - The City of Glenwood Springs paid for damaging the loop at the gate. No funds were used from the gate reserve funds for that incident.
  - Matthew Graham estimated that to maintain and improve the road could potentially cost up to \$100, 000 per year. There may be grants or loans that could pay for this.
  - Increasing dues could cause hardship on Members and force some Members to sell and leave. A one-time special assessment might be easier for Members rather than continuing to increase dues.
  - There are several properties outside of MSR that use the road. We need to get these neighbors to contribute. (If all 17 properties donated \$1000 each, that would generate \$17,000)
  - Cost of road base is now at least \$900 a load. Other road maintenance costs have increased dramatically.
  - Need to look for other sources of income in the form of grants. Mathew Graham mentioned that the USDA has grants and loans for rural development.
  - Could use money from the contingency fund, but then it needs to be replaced.
  - Next Board for 2024 needs to address how to generate income for the road.
- Budget approval to send to the Members for approval at the annual meeting.
  - Matt Graham favors keeping dues the same, hoping that we do not need to spend as much on plowing this winter. If we need more funds, use the contingency fund or ask the membership for a special assessment.
  - Cyndie Rippey asked if the Board would approve taking the excess gate expenses from the gate reserve fund or keep it as an excess expenditure.
  - Matt Graham made a motion to approve the proposed budget that will keep dues at \$1750 per year per Lot, and the 2023 overage of the gate expense will come out of the reserve fund for the gate.
    - Louisa Morrissey seconded the motion.
    - All Board members present approved the motion.

Committee Reports:

- Architectural Committee:
  - Lot 27 Metcalf : seeking preliminary approval of homesite in order make an access into his property to drill a well.

- The request is that they would like to set up a story pole at the general site they are hoping to build to get general neighborhood feedback before they spend the money to put in a driveway in order to drill for water.
  - They have sent out notification to neighbors and have story poles raised on location since August 5<sup>th</sup>. The story poles are an approximation as they do not have detailed drawings. They have not had any negative responses from neighbors.
  - Feedback from the Velasquez to Louisa Morrissey: concern about how much of the structure will be visible when the leaves are off of the trees.
  - Matthew Graham noted that any approval given tonight is only preliminary approval and any final approval would need specific plans, site location, story poles and another round of neighbor notification and feedback.
  - Matt Graham motioned to give preliminary approval to cut in an access road per their submitted plan and attempt to prove water.
    - Tim O' Sullivan seconded the motion.
    - The motion was approved by all Board members present.
  - Jack Metcalf said that any areas cleared will be behind the tree line and that the current motion is ok with him.
- Lot 34 Threinen: final approval for snowmobile storage.
  - A quorum of Board members did a site visit and did not have any objections or concerns. No neighbors voiced concerns.
  - Matthew Graham made a motion to give final approval for the snowmobile storage on Lot 34.
    - Cyndie Rippy seconded the motion.
    - The motion was approved by all Board members present *except for Tony Threinen.*
- Lot 3 Fedrizzi: final approval for snowmobile storage.
  - A quorum of Board members did a site visit and did not have any objections or concerns. No neighbors voiced concerns.
  - Matthew Graham made a motion to give final approval for the snowmobile storage on Lot 3.
    - Cyndie Rippy seconded the motion.
    - The motion was approved by all Board members present. (*Chris Fedrizzi was not present at the meeting and did not vote.*)
- Lot 4 Agnew: approval to trench for water and electric.
  - Rob sent an email with preliminary plans to trench for electric and water lines. He has a well permit and plans to drill a well in the spring.
  - He has yet not submitted any AC plans or a site-plans for a home.
  - He would like to have power at the yurt.
  - Trenching is below ground and should not affect anyone's view or enjoyment of the community.
  - Matthew Graham made a motion to approve trenching for water lines and electric on Lot 4.
    - Cyndie Rippy seconded the motion.
    - The motion was approved by all Board members present.
- Lot 5 Perspective Buyers: seeking preliminary approval for garage.

- The perspective buyers submitted building and site plans for a proposed garage on Lot 5 that would be on the west side of Mountain Springs Road.
  - This would be in addition to the home that is there.
  - The elevation is proposed to be 22 feet.
  - No story pole has been set up.
  - Louisa Morrissey expressed concern that the proposed structure would be in the view plane of Sopris for the Tumulty/Walker residence and very visible in the meadow. She also expressed concern regarding the drainage problems in the meadow.
  - Matthew Graham stated that more information is needed, story poles would need to be erected and neighbors notified before granting any preliminary approval.
  - The Board will draft a response that we received the plans, the garage appears fine, but they would need to erect a story pole, get neighbor feedback and the Board would need more information. The Board is worried about the location.
  - Julie Coy suggested that the perspective buyers put the garage on the east side of Mountain Springs Road downhill of the current home.
  - Rob Agnew also emphasized that the snow load in the proposed location is significant.
- Road Committee; Update on road status and maintenance.
  - Matthew Graham:
    - We have had limited funds to work with due to a large winter and snowplowing expenses.
    - It has been very dry, but we do not have funds to run a water truck behind a grader.
    - Emphasized that vehicles need to be in AWD or 4WD in order to prevent losing road base and causing washboard. Need to send a message out to the membership.
    - Everyone needs to slow down and instruct workers and contractors that the speed is 15 mph.
    - Do not have funds to do mag chloride this year.
    - Neighbors that are complaining might think about donating funds. They could also do some of their own maintenance or put water the road in front of their homes.
    - We need to address the speed bump that a neighbor put in below the gate. It will hinder plowing
    - Wants to get the 15 mph signs posted.
    - Louisa Morrissey volunteered to put up the 15 mph sign up at the bottom of the road.
    - Ed Walters donated a mini excavator for sign posts.
    - Brian Abramson asked about the extent of HOA plowing. Matthew Graham clarified that HOA funds are used to plow to the first switchback on Saddle drive and the intersection of Mountain Springs Road and Black Bear roads. Owners along the secondary roads may plow at their own expense. He

suggested that Brian get touch with people on North and South Marsh to coordinate with ongoing plowing efforts.

- Ed Walters:
  - Suggested that the HOA address the gravel build up at the gate and that there is only 4 to 5 inches of clearance. The Board approved a motion last winter to ask Tim Hasselmann to cut the bottom level off of the gate. Matthew Graham will contact Tim Hasselmann.
  - Stated that there is about \$4000 to \$5000 more maintenance to be done on the road to pull gravel on top of the substrate to ready the road for winter. He intends to donate the costs of this maintenance. Cyndie Rippey asked Ed to send to her the amount of the donation to keep for the records.
  - The corner by Austin Cavanaugh has been repaired with a new ditch to get the water to drain off of the road. We should warn people to be careful of the new ditch. It is marked.
  - Plowing for upcoming season will be done by both grader and front loader. Noted that this past winter snowfall was at 140% of normal.
  - Open to suggestions to control costs and make things better.
  - Noted that the amount of traffic has increased and there is more wear on the road.
  - Matthew Graham
    - Donated \$4500 for the road signs that still need to be put up. Cyndie Rippey thanked Matt and will record this in the donations.
  - Louisa Morrissey will work with Jennifer Tomsen to respond to the neighbor complaint about the dust on the road. It could be good to take this as an opportunity to communicate with people on the lower road. There have also been complaints about the speed bump.
- Fire Committee
  - Fire exit signs are up. There will be one more added at the junction of Saddle drive and Mountain Springs Road.
  - Louisa Morrissey is attending the meetings of the Roaring Fork Wildfire Cooperative. She has been asked to be a part of the neighborhood ambassador program for Mountain Springs Ranch.
  - Jeff Fedrizzi addressed the letters that the Fire Committee has sent the Board for approval to be sent out:
    - Letter to the White River National Forest Supervisor regarding getting a climber to put up the fire detection camera on Sunlight Peak before the snow flies. We have been waiting 2 seasons for this to happen.
    - Letter as a response to the Glenwood Springs Fire Protection District Board. The MSR HOA Board received a letter from the GSFPD Board that at this time, MSR was not a good candidate for being a member of the district. This was surprising as we have had good conversations with the GSFPD and were planning on sending out a neighborhood survey. The letter from the GSFPD Board was overall very positive, recognizing the efforts of the

MSR community and wanting to continue to work with us. We would like to respond that we want to continue to have a positive relationship with the GSFPD Board, would like to work together and would like to better understand their criteria for being part of the district and address that in our CWPP.

- Matthew Graham noted that the MSR community should make efforts to be safe in our homes because the Glenwood Springs Fire Department is not required to respond to a structural fire in MSR.
- Matthew Graham motioned to approve both letters to be sent.
  - Tony seconded the motion.
  - The motion was approved by all Board members present.

- Habitat Committee

- Cyndie Rippy relayed the update from Martha Cochran that because of the late winter, there was only one application of weed spray this season.

#### Old/new business

- Annual meeting preparation (Annual meeting is November 4<sup>th</sup>)
  - Louisa Morrissey is working on finding a venue that would support a hybrid meeting of both in person and online attendance.
  - Louisa Morrissey will also get the first announcement for the annual meeting out to give 30 days notice of the meeting and will work on compiling the materials for that meeting.
- Current voting on Articles, Bylaws and Covenants (Special Members meeting October 16th).
  - Board should send out a reminder email and encourage as many members to vote as possible.
- A warm welcome to Brian and Lydia Abramson to the MSR neighborhood.
- Ben Young expressed his thanks to the Board.

#### Meeting adjournment

- Matthew Graham motioned to adjourn
  - Cyndie Rippy seconded the motion.
  - The motion was approved by all Board members present.