

**Mountain Springs Ranch HOA Board Meeting
Monday January 15, 2024; 7 pm MST via Zoom
Meeting Minutes**

Meeting called to Order by Mathew Graham at 7:03 MST:

Attendees:

- Board members: Matthew Graham (President), Tim O' Sullivan (Vice President), Cyndie Rippy (Treasurer), Louisa Morrissey (Secretary), Chris Fedrizzi, Tony Threinen, Jennifer Tomsen (Members at large).

- Community members: Gary Walker and Deborah Tumulty (Lot 6), Jennifer and Donnie Stone (Lot 5), Bruce Barth (builder for the Stones), Rob and Aimee Agnew (lot 4), Martha Cochran (Lot 2), Louise Marron and Tim Hasselmann (Lot 7).

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.

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

- There were no general community comments at this time.

Approval of Minutes from December 4, 2023

Matt Graham motioned to approve the minutes. Cyndie Rippy seconded the motion. The motion was approved by all Board members present.

Treasurers Report

Cyndie Rippy presented the treasurer's report for 12-31-23. The final budget for 2024 was adjusted slightly based upon the remain funds/obligations for 2023.

Matt Graham motioned to approve the final budget for 2024. Louisa Morrissey seconded the motion. The motion was approved by all Board members present.

Lot 5 Garage proposal.

- **Garage proposal:** The owners of Lot 5 and their builder Bruce Barth have sent the Board (Architectural Committee, AC) plans to build a garage on the west side of the meadow on the property. This is on the west side of Mountain Springs Road. The current house, utilities, septic system and well are on the east side of Mountain Springs Road. The owners of lot 5 have staked out where the new road/driveway would be across the meadow. They have staked out the site of the proposed garage and raised a story pole to demonstrate the height of the structure. The plans also detail electric and water, a new septic system and a large parking/pull through area outside of the garage by the meadow. All adjacent neighbors were notified via email. 4 members of the Board have done a site visit.

- Feedback from adjacent neighbors:
 - Deborah Tumulty, Lot 6:
 - It is not her intent to create discord and she is ok with the structure itself, style and coloring.
 - She has serious concerns:
 - the garage the Stone's airstream, if parked in the parking area, will be in her view plain of the meadow and Mt. Sopris;
 - the disruption of the meadow and a road in front of her view plain;
 - the disruption to wild life;
 - placement is in a flood-plain in the spring and wind tunnel with large amounts of drifted snow in the winter; placement has not anticipated the average to above average winter snow load and wind, nor the drainage in the spring;
 - Over all, the placement of the structure is not consistent with the mission of MSR as stated in the Covenants and she would like to see the structure moved further to the west and tucked up into the woods.
 - Martha Cochra, Lot 2, concerns:
 - the area is a primary wildlife corridor; building could disrupt the corridor;
 - vegetation in the drainage/wetlands area is unique and vulnerable;
 - the main house has already disturbed an area on the lot and has an approved place for a garage next to it;
 - disruption of 2 separate areas on one lot would be harmful to the habitat, wildlife and wetland area and it is unnecessary;
 - access will be difficult in the winter due to snow and wind, and also due to the large amounts of water in the spring and early summer;
 - there is no justification for approval; suggested that the Stones wait until spring or summer to see what the meadow and drainage are like.
 - Tim Hasselmann and Louise Marron, Lot 7:
 - No concerns about the actual structure and color of the building;
 - Concerns:
 - the amount of water that drains through the proposed construction site in a typical spring, lasting into June (July in a large snow year). This is typically 1 to 3 feet deep;
 - proposed driveway entrance is right over an important culvert for the drainage of Mountain Springs Ranch road;
 - the current trees "protecting" the site from interference with neighbors' views of Mt. Sopris are dead aspen and will need to be removed or will fall down themselves;
 - overall, the proposed site is detrimental to the water flow and the view plain of the neighbors to the north.
- Feedback from Donnie and Jennifer Stone and Bruce Barth:
 - The Stones need a parking area and turn around for their airstream and need a place to park and store equipment.
 - They cannot address the runoff because they have not yet seen it.

- They sent a google document to the Board showing that the structure would not be in front of the Tumulty's property. They do not feel that the view plain will be compromised by the structure.
- Asked for further clarification regarding guidelines.
- Appreciate the feedback and they are open to further communication and adjustments.
- Questions, concerns and feedback from Board members:
 - Cyndie Rippy:
 - color scheme, height of the structure is ok;
 - appreciates that the Stones are trying to work with the Board and their neighbors;
 - concerned about the amount of snow and run off in the meadow;
 - is open to further communication.
 - Jennifer Tomsen:
 - thanked the Stones and Bruce Barth for their communication and appearing at the meeting;
 - the Board needs to address the feedback from neighbors and come to a resolution.
 - Tim O'Sullivan:
 - asked why the proposed garage could not be on the east side of Mountain Springs Road near the house (the builder responded that they needed more flat space for the structure);
 - suggested that if the garage was built on the west side of Mountain Springs Road, that it be moved further west of the proposed site and up into the trees.
 - Louisa Morrissey:
 - clarified that the structure will be bringing in electric, water and a new septic;
 - the builder noted the location of the proposed septic field, which would be directly in the drainage area;
 - noted that upon her site visit, once the dead aspens fell or were cut, the garage would be exposed and fully in the view plain of the meadow and Mt. Sopris;
 - shared the concern for the amount of snow, wind and water drainage in the area;
 - shared the concern of adding a second building envelope and another area of disturbance to the lot that is significantly away from the original house on the lot; asked if the County had regulations regarding building envelopes;
 - suggested the Stones and Bruce Barth wait until spring to re-assess.
 - Chris Fedrizzi:
 - concerned that the structure will be in the view corridor and will be a scar on the hillside;
 - suggests the building be put further back into the trees;
 - over all goals should be that the building is not obstructing the views and should minimize the impact on the natural surroundings and wildlife.
 - Matt Graham:
 - primary concern is the drainage;
 - there needs to be a culvert for the driveway uphill from the watershed;
 - concern about bringing in the utilities and putting the septic in the drainage area as it will flood and will not work;
 - suggests moving the site further to the west and up into the trees;

- recommends meeting with Tim Hasselmann, the Stones and Bruce Barth to discuss the situation further; reconsider placing the garage further west of the current proposed site or on the east side of Mountain Springs Road near the existing house.
- Matt Graham made a motion to deny the current proposal. Louisa Morrissey seconded the motion. The motion was approved by all Board members present, except for Chris Fedrizzi who abstained because he had not yet personally visited the site.

Meeting adjournment:

Matt Graham made a motion to adjourn the meeting. Louisa Morrissey seconded the motion. The motion was approved by all Board members present.

Meeting adjourned at 8:15 pm MST.