

**Mountain Springs Ranch HOA
Annual Members Meeting Minutes
Saturday November 4, 2023; 10:00 am to Noon MST
Glenwood Springs Recreation Center, Sopris C Meeting Room
(online attendance via Zoom was also available)**

Meeting called to order: Matthew Graham, Board President called the meeting to order at 10:07 am MST

Roll call/Attendance

Lot 2: Martha Cochran
Lot 3: Jerry Fedrizzi
Lot 4: Rob and Aimee Agnew (general proxy held by the President, Matthew Graham)
Lot 7: Louise Marron (via Zoom)
Lot 9: Louisa Morrissey* and Ben Young
Lot 11: Scott and Melinda Delmonico (general proxy held by Louisa Morrissey)
Lot 13: Will Evans (general proxy held by Louisa Morrissey)
Lot 14: Michael Green (general proxy held by Louisa Morrissey)
Lot 15: Tim and Jeannie Lucas
Lot 20: Nancy Culkin (via Zoom)
Lot 22: Jennifer Tomsen* (via Zoom)
Lot 27: Jack and Leslie Metcalf (via Zoom)
Lot 29: Justin and Jenny Mcgrigor (general proxy held by the President, Matthew Graham)
Lot 31: Tim O' Sullivan*
Lot 33: Matthew Graham*
Lot 34: Tony and Sandra Threinan* (general proxy held by Louisa Morrissey)
Lot 37: Susan and Gary Starr
Lots 38, 43 and 44: Cyndie Rippy* (via Zoom)
Lot 39: Ben Young and Louisa Morrissey
Lot 42: Tom and Diane Heald (general proxy held by the President, Matthew Graham)

22 of the 43 Lots were represented at the meeting. A quorum was established.

Ed Walters (Walters Company) was present

*denotes current Board members

President's comments and meeting conduct reminder

Raise your hand and wait to be recognized by the President for your turn to speak. Limit comments to 3 minutes. Do not interrupt the member with the floor. Be respectful of all members. No abusive language. If there is disrespectful or abusive language, there will be one request/warning to change behavior or language. If the behavior continues the person will be removed from the meeting.

Member comments

Please limit to 3 minutes and make comments concise and constructive.

- Cyndie Rippy: update to Lot 17 from Megan Chance that Bill Slavinski is no longer an owner and communications should go to her.
- Ben Young noted that it was great to see everyone at the meeting. First in person meeting since the pandemic.
- Martha Cochran: concern that the incorrect date was physically posted on Lot 16 for the subdivision hearing. Matthew Graham suggested that this be moved to old/new business for further discussion.
- Gary Starr complimented the Board on doing a great job this past year.
- Matthew Graham:
 - Noted that 41 or 43 Lots participated in the vote on the new documents. It was great to see that level of participation from the community.
 - All documents and line items passed.
 - Expressed thanks to the Documents Workgroup and to Tom Heald for putting together all of the surveys.
 - Board approved a \$100 gift card for Louisa Morrissey for her extensive work on the documents revision.
- Jennifer Tomsen:
 - Complimented Louisa Morrissey for putting together the package that went out to all of the members for the documents vote.
- Louisa Morrissey:
 - Documents have been signed by Matthew Graham and filed with the State and County. She will have the new documents up on the website soon.

Minutes approval

- Regular Board meeting minutes from October 2, 2023 (Board approval only)
 - Matthew Graham motioned to approve the minutes.
 - Tim O' Sullivan seconded the motion.
 - The motion was approved by all 6 Board members present in person or by proxy.
- Annual member meeting minutes from November 5, 2022 (member approval)
 - Matthew Graham motioned to accept the minutes.
 - Susan Starr seconded the motion.
 - The motion was approved by all community members present.
- Special Members meeting minutes from October 16, 2023 (member approval)
 - Matthew Graham motioned to accept the minutes.
 - Tim Lucas seconded the motion.
 - The motion was approved by all community members present.

Treasurer's report and Member vote on proposed 2024 MSR budget (attached)

- Cyndie Rippy presented the Treasurer's report for October 31, 2023 (attached)
 - We have done well on the budget. We are an estimated \$200 over in expenditures. The final amount will be calculated at the end of the year and the proposed budget will be adjusted accordingly.
 - Donations to road: ~\$24,000.00
 - Donations to other items: ~\$8900.00
 - Louisa Morrissey expressed thanks especially to Ed Walters and other members for their generous donations.

- Cyndie Rippy presented the proposed 2024 Budget that was approved by the Board at the open Board meeting on October 2, 2023.
 - No increase in dues.
 - Increased funds for road maintenance.
 - Added a fund for water diversion to address the potential slide on the road.
 - Excess funds for the fire committee were put into the reserve fund for fire mitigation.
 - With the revised governing documents finished, the legal expenditures should be much less.
 - In accordance with CCIOA and the Covenants, the budget will be deemed approved by the members in the absence of a veto at the noticed Annual meeting by the majority of members present at the meeting.
 - There were no vetoes and the proposed 2024 budget was deemed accepted.

Committee Reports

- Road Committee (Matthew Graham see attached report)
 - We need to spend more funds on the road maintenance.
 - Ideal would be budgeting about \$70,000 per year for maintenance (minus snowplowing)
 - \$10,000 for grading
 - \$5000 for cleaning ditches
 - \$40,000 for road base
 - If we want dust suppression add in about \$15,000 for 2 coats of mag chloride.
 - Thankful for the donations, especially from Walters Company.
 - The road is in good shape. Recovery of road base from the sides was successful.
 - Integrity of the road is solid.
 - AWD or 4WD absolutely needed to help save wear and tear on the road.
 - Cyndie Rippy suggested that the new Board create a task force to get the non-HOA road users to donate to the cost and to look into grants.
 - Tim O Sullivan suggested making a certain amount of the construction deposit be non-refundable and go to the road budget because of the increased wear on the road due to construction and look to into grants. (USDA rural development grant?)
 - Martha Cochran asked what is the goal of the road maintenance?
 - Safety is the main goal. We do not need a super highway.
 - Spend funds so we get good results and road is safe and passable.
 - Prevent damage.
 - Water is the worst enemy of the road.
 - Increased traffic from construction.
 - Ed Walters suggested trying recycles asphalt on a small section of the road.
 - Would need to be applied in stages that could take a couple of years.
 - Is there any environmental risk? (Tim O' Sullivan will look into this).
 - Rippy's have used it at the end of their driveway.
 - The new plow/grader operator suggested leaving the rake on the grader to be able to cut through the ice and prevent ice build-up.

- Gate bottom needs about 4 inches to be removed to prevent it getting caught in the snow. Tim Lucas offered to take a look at it and see if he could do it.
- Fire Committee (Louisa Morrissey, see attached report)
 - Thank you:
 - Would like to thank Jerry Fedrizzi for getting up the fire escape route signs designed, ordered and put up.
 - Would like to thank the Rippy's for maintaining the secondary emergency egress route through their property.
 - Thanks to Louise Marron and Tim Hasselmann (Lot 7) for providing the helicopter landing area and safety zone in the large meadow on their property.
 - Thanks to Susan Starr for preparing the newsletters.
 - The emergency exit route;
 - Route through the Rippy's private property is for emergencies only. It is not available for hiking, biking etc. The route also crosses through private property in Glen Park. We do not want to lose the goodwill of that property owner.
 - Gate at the bottom of Glen Park: working to get it so that it will open automatically on approach.
 - Safe area in the meadow of Lot 7 is also a great area to go if you can't get to the escape route.
 - Chipper day was successful and a fun community event.
 - Perhaps have the neighborhood picnic on chipper day?
 - Perhaps include a tour of emergency escape route with the Rippy's permission?
 - The route is passable by AWD. Road has been upgraded and the Rippy's keep it clear of downed trees.
 - Should still carry a chain saw if needed in an emergency.
 - Please contact the Rippy's for a tour.
 - Jeff Fedrizzi still working to get ALERT camera on Sunlight Peak. This particular camera has a downloadable app.
 - Louisa Morrissey has been attending the Roaring Fork Wild Fire Collaborative and neighborhood ambassador program.
 - A collaboration of stake holders to look at big picture projects.
 - Possibly a place to learn about grant and funding opportunities for MSR.
 - Leslie Carrier (Fedrizzi) has joined the fire committee to research grants. This is a big project and focus of the fire committee this year so that we can strategically fund the projects in our CWPP action plan.
 - Glenwood Springs Fire Protection District Board informed us that at this time, due to resources, MSR is not a good fit for them. They like what MSR is doing and still want to work with us.
 - Reminder to all residents to send Louisa their mitigation volunteer hours and unreimbursed expenses for Firewise.
- Habitat Committee (Martha Cochran, see attached report).

- Good news is we got glorious snow and water.
- Bad news is that because of all of the snow and water, they were unable to do any noxious weed control until late summer/fall.
- Weed control is valuable and effective. 20 years ago the road was all thistles and weeds.
- MSR gets compliments on our weed and habitat management from the County.
- New focus is to help individual Lot owners identify and treat noxious weeds on their property.
- Perhaps we should have one or two community habitat days?
- Habitat committee would welcome more members.

Election of the 2024 Board of Directors

- All current Board members were willing to serve another year.
- There were no new volunteers.
- The slate will be: Matthew Graham President, Tim O' Sullivan Vice President, Cyndie Rippey Treasurer/co-Secretary, Louisa Morrissey Secretary, Tony Threinan, Jennifer Tomsen, and Chris Fedrizzi members at large.
 - Roles will be the same as this year.
 - Cyndie Rippey will also help out with the secretary position.
- Martha Cochran motioned to accept the slate of candidates for the Board, Susan Starr seconded the motion. The motion was approved by all members present at the meeting.

2024 Committee memberships

- Road Committee: Matthew Graham, Ed Walters, Blake Morgan, John Rippey.
- Fire Committee: Louisa Morrissey, Jerry Fedrizzi, Jeff Fedrizzi, Susan Starr, Leslie Carrier.
- Habitat Committee: Martha Cochran, Jan Fedrizzi, Susan Starr. Matthew Graham will ask his wife Theresa if she would like to be on this committee.

2024 annual meeting date: November 9th (Saturday) at 10 am MST. Suggest to use the Glenwood Springs recreation center again with a hybrid meeting.

Old/new business

- Lot 16 subdivision:
 - Several community members saw the posted subdivision hearing notice on the lot as October 23, 2023. However, the hearing was actually on October 16, 2023. Community members had planned on attending the meeting on October 23rd based upon the date on the notice to ask questions and voice concerns.
 - Martha Cochran noted that this was a flawed notice process and has contacted Garfield County.
 - Since the discrepancy was noted after the actual meeting date, the only option to address this would be to file a lawsuit/form to the County.
 - There are photos of the posted notice with October 23, 2023 listed as the date of the meeting.
 - Martha Cochran watched a recording of the hearing:
 - Conservation easement still needed to be established.

- Commissioners noted that no residents showed up to voice concerns or questions and they stated that this was one of the main reasons they approved the subdivision.
 - Address of the lot was stated as County Road 127 rather than Mountain Springs Road.
 - Mr. Elias stated that the extra set of dues would be beneficial to the HOA.
 - Notices with the correct meeting date were provided by certified mail only to adjoining properties to Lot 16.
 - Other concerned residents who did not have adjacent Lots relied on the information on notice physically posted on Lot 16, which listed October 23rd as the meeting date.
 - The issue was not Mr. Elias's right to apply for subdivision, the issue was that several residents who were planning on attending the meeting did not get the opportunity to attend.
- Mr. Elias (Lot 16) has the right within the Covenants to subdivide his lot by October 16, 2024).
 - Discussion regarding if the Board should be involved or just the individual community members. It was decided that going forward would be the responsibility of individual community members and that the Board should not be involved.
 - Discussion was tabled for a future meeting. The Board would not be involved. Individual residents could carry this forward.
- Lot 5:
 - There was a clarifying question regarding the preliminary petition to the Board by the new owners to put up a garage on the east side of the road in the meadow.
 - The architectural committee has not approved any building.

Meeting adjournment:

Matthew Graham motioned to adjourned the meeting.

Tim O' Sullivant seconded the motion.

The motion was approved by all members.

Meeting adjourned at 11:53 am.