

**Mountain Springs Ranch HOA Board Meeting Minutes
Monday April 29, 2024; 7 pm MST via Zoom**

Meeting called to Order at 7 pm MST by Matthew Graham Board President

Meeting attendees:

- Board members: Matthew Graham, Cyndie Rippy, Tim O' Sullivan, Jennifer Tomsen, Louisa Morrissey
- Community Members: Aimee and Rob Agnew (Lot 4), Louise Marron (Lot 7), Sean Elias (Lot 16) and Mike Freeman (Lot 18).

Rules of meeting decorum (Read by Matthew Graham): 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.

Approval of Minutes from January 15, 2024

- Matthew Graham motioned to approve the minutes.
- Cyndie Rippy seconded the motion.
- Motion was approved by all Board members present.

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

- Louisa Morrissey:
 - Thank you to Ed Walters, Blake Morgan and Jack Cody for plowing the roads this winter and keeping the roads open. The roads were opened by 5 am allowing residents to get safely down the road and to work.
 - Thank you to Gary Starr (Lot 37) for keeping the gate operational.
 - Thank you to Tim Lucas (Lot 16) for taking the bottom rung off of the gate last fall so that it would not get caught up in the snow.
 - Thank you to Cyndie Rippy for doing a great job as Treasurer.
- Jennifer Tomsen thanked Louisa Morrissey, Matthew Graham and everyone in the community who serves.

Treasurers Report (Cyndie Rippy)

- Dues not paid: Lot 5, Lot 35, Lot 33, Lot 32 and Lot 23. A late fee has been added. Cyndie will personally follow up with all of these lot owners.
- We received dues from non-HOA neighbors: Black Bear Ranch, Velasquez, and Delany. Thank you for your donations to the road.
- She has a check for the road maintenance funds with no Lot or address identification She is following up to find out who it is from.
- Winter snowplowing costs: \$23,009
- Remainder of the Road Maintenance budget: \$48,552

Committee Reports:

- Road Committee: Matthew Graham and Ed Walters:
 - Ed Walters:
 - Plowing efficiency improved this winter with two operators.
 - Less snow this year compared to last, the weather was warmer and the road never froze.
 - Matthew Graham:
 - This summer:
 - Will reclaim road base from the side of the road with the grader to reduce the amount of new road base needed.
 - Will clean ditches.
 - Will apply new road base where is it needed after reclaiming it from the sides.
 - Noted concern from users of Saddle Drive regarding the condition of the road. Need to address the condition of the Saddle if there are funds remaining after taking care of the main road.
 - Identify areas that are perpetually problematic.
 - Get mag chloride treatment this year, as early as possible to take advantage of the moisture.
 - Cyndie Rippey: Hidden Springs needs the ditch pulled on the uphill side above their gate and the gate that goes to Lot 14.
 - Ed Walters noted that there is a shallow phone line in that area that will need caution while clearing ditches.
 - Louisa Morrissey asked if there would be a road walk thru. Matthew Graham explained that because there will be no new treatments than usual, that it is not needed this year.
 - Matthew Graham:
 - Ed Walters has a new project on one of the roads he manages applying a used road base millings treatment.
 - Matthew will observe how successful this works. This could be an idea for a future treatment of some small areas of the road.
 - The native subgrade differs in different areas of the road.
 - The climate varies from the lower to the upper road.
 - One treatment that will work on one section of the road may not work on others.
 - Clogged culverts:
 - Sean Elias pointed out that there is a clogged culvert above the intersection of Mountain Springs Road and Saddle Drive.
 - Other culverts were cleared last year.
- Fire Committee: Louisa Morrissey (see attached report)
 - Newsletter coming soon.
 - Proposed chipper day on June 8th.

- Jeff Fedrizzi updated the map to the secondary fire escape route. This will sent out to the community.
 - Will send out emergency opt in contact list.
 - Louisa completed the Fire Adapted Colorado (FACO) neighborhood ambassador program.
 - Still trying to get the Alertus camera up on Sunlight Peak.
 - Working on spreadsheet of grants in cooperation with the Roaring Fork Wild Fire Collaborative. (RWFFC)
 - We got a small grant for \$595 from Fire Adapted Colorado (FACO)/State Farm to support chipper day with the chipper rental and food for the picnic (with educational material regarding fire mitigation).
 - Executive Director of the (RWFFC) came to MSR for a tour. She was impressed with the amount of mitigation efforts that she saw and is looking forward to working with our community.
 - Big thanks to Jerry Fedrizzi for ordering pheromones.
 - Home owner insurance: more difficult to obtain.
- Habitat Committee: Martha Cochran
 - No updates.

Architectural Committee

- Lot 7 (Louise Marron and Tim Hasselmann) garage.
 - Sent emails to adjoining neighbors and did not receive any objections within the time frame for response. They heard in the affirmative from Lot 6 (Tumulty/Walker) and Lot 40 (Keys).
 - Four Board members did a site visit and had no objections to the project.
 - Matthew Graham motioned to give final approval for the garage. Tim O'Sullivan seconded the motion. The motion passed by all Board members present.
 - Matthew Graham expressed thanks to the owners of Lot 7 for doing due diligence and going through the process of approval as outlined in the Covenants and Policies.
- Lot 16 (Sean Elias) final subdivision approval and driveway/building site placement.
 - Sean Elias requested that the Board approve the driveway that is marked and the site plan he has proposed. He would like to send out notification to the neighbors.
 - It would be difficult to approve a site without the site marked out and a story pole to indicate the height of the building.
 - The Board could do a site visit to consider approval of the proposed driveway but not the site.
 - The next step would be for Sean Elias to mark out a site, erect a story pole to the maximum height the structure could be and notify neighbors.

- Sean Elias agreed to this plan. He was informed to email and notify the Board when he has driveway marked and/or the story pole erected with the four corners of the proposed site marked.
- Cyndie Rippy asked the Board to approved a payment plan of \$350 per month for Mr. Elias for the dues owed on his new lot through the end of the year.
 - Tim O’Sullivan motioned to approve the payment plan for Sean Elias. Matthew Graham seconded the motion. The motion was approved by all Board members present.

Old/new business

- Any other building updates?
 - Rob Agnew (Lot 4) clarified his plan to pull electricity from the existing vault on MSR road to his property.
 - He wanted to confirm that the new subdivision of Lot 16 would not change his use of the utility right of way.
 - The subdivision will not change the utility right of way.
 - Sean Elias agreed that the Agnews may put in the electric line to their property within the utility easement
- Neighborhood picnic and chipper day scheduled for June 8th.

Meeting adjournment

- Matthew Graham motioned to adjourn the meeting. Cyndie Rippy seconded the motion. The motion was approved by all Board members present.
- Meeting adjourned at 7:45 pm MST.