

**Mountain Springs Ranch HOA Board Meeting
Monday July 1, 2024; 7 pm MST via Zoom
Meeting Minutes**

Meeting called to Order at 7:02 pm by Matthew Graham, HOA Board President.

In attendance:

- Board members: Matthew Graham, Cyndie Rippy, Louisa Morrissey, Tim O’Sullivan and Tony Theinen.
- Community members: Jenya Berino, the attorney representing the owner of Lot 25.

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.

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

- There were no community member comments.

Approval of Minutes from April 29, 2024

- Matthew Graham motioned to accept the minutes.
- Cyndie Rippy seconded the motion.
- The motion was approved by all Board members present except for Tony Theinen who was not at the meeting on April 29th.

Treasurers Report: Cyndie Rippy

- No change in the budget or Treasure’s report since last month.
- No new bills have come in.
- Three properties have not yet paid dues (same properties as noted at the last meeting).
 - Cyndie will continue to follow up with these individuals.
 - She has charged \$150 late fee to the outstanding dues.
- Mystery check: A check was sent in for the correct dues amount and made out to the MSR HOA but without any note of the Lot #. The name on the check does not match anyone on our Owners list. Cyndie Rippy will continue to follow up on this matter.

Committee Reports:

- Road Committee: Matthew Graham.
 - Walters company is finishing up the application of road base and grading this month.
 - Hoping to get Mag Chloride down in the next few weeks to take advantage of the current wet weather cycle..
 - Kept the amount of road base imported down this year compared to others and focused on reclaiming the road base from the side of the road and packing it down with the roller.
 - If we want to improve the road we will need more funds.
- Fire Committee: Louisa Morrissey (see attached report)
 - Roaring Fork Valley Wildfire Collaborative (RFVWC) received grant funds that can be distributed to private home owners for home hardening. Homeowners are encouraged to get a home assessment by the Glenwood Springs Fire Department (GSFD) in preparation

for grant applications. MSR Fire Committee is coordinating with both the RFVWC and the GSFD to help bring this opportunity to our community. Details to come (hopefully) soon.

- Three-mile task force is a subcommittee of the RFVWC consisting of representatives from the US Forest Service, the Colorado State Forest Service, the BLM, the GSFD and other private land owners (myself included). In June, the task force paid an in-person all day tour to MSR with Cyndie Rippey, Tim Hasselmann and Louisa Morrissey representing MSR and Tim Hasselmann also representing the Black Bear Ranch as the ranch manager. This was a great opportunity for the agencies to look at the landscape, the fire danger, mitigation efforts (past and present) and come up with plans to help with further mitigation. This was a positive, successful and productive day and we are hoping for further collaboration and conversations.
 - GSFD drove with Cyndie Rippey down the secondary emergency access route through her property and the property in Glen Park. The Fire Department may be looking for funds to help future improvement to the route so that a wildland fire truck would have better access.
- Leslie Carrier continues to collaborate with the RFVWC for grant funding.
- Chipper day very successful:
 - About 12 properties participating.
 - Neighborhood picnic very successful with about 20 participants.
 - Fire Committee and Habitat Committee were able to share information.
 - Grant from Fire Adapted Colorado (FACO) paid for the entire event.
- Habitat Committee: Martha Cochran
 - No report.

Architectural Committee

- Lot 25 (Rollins) carport and variance.
 - The owner of Lot 25 has proposed to build a carport near the MSR road. The site of the structure has been marked, plans submitted and a story pole raised. Notice has been sent to all adjoining property owners. The Board has not received any feedback or concerns from the adjacent owners.
 - The proposed carport is 53 feet from the road.
 - Covenants state that all buildings must be 100 feet from the road.
 - Buildings and structures as defined in the covenants would include the carport.
 - The topography of the Lot does not allow any other placement for the building.
 - Matthew Graham proposed to give a range of 50 to 60 feet as the allowance for the variance.
 - The carport construction will not compromise the integrity of the road.
 - Matthew Graham made a motion to approve the variance for the placement of the carport to within a range of 50 to 60 feet of the road.
 - Louisa Morrissey seconded the motion.
 - The motion was approved by all Board members present.
 - Jennifer Tomsen and Chris Fedrizzi gave approval for the variance via email notification.
 - Matthew Graham made a motion to provide preliminary approval for the building. The Board will subsequently provide the membership notice that the Board has approved a variance for the placement of the structure 50 to 60 feet from the road. The membership has 30 days for comment.
 - Cyndie Rippey seconded the motion.

- All Board members present approved the motion.
 - Next steps:
 - Notice must be sent to the entire community.
 - The community members have 30 to voice reasonable concerns regarding the variance.
 - Louisa Morrissey will notify the owner of Lot 25 and her attorney that the variance was approved by the Board and is waiting 30 days for any comments from the community as prescribed in the Covenants. The Board gave preliminary approval for the carport. Final approval depends on any feedback from the community regarding the variance.
- Lot 31(O' Sullivan) return of construction deposit.
 - Tim O'Sullivan has received the Certificate of Occupancy certificate for his new home.
 - No damage to the road has been noted.
 - Matthew Graham made a motion to return the construction deposit to Mr. O' Sullivan.
 - Louisa Morrissey seconded the motion.
 - The motion was passed by all Board members present except for Tim O' Sullivan who recused himself from the vote.
 - Jennifer Tomsen and Chris Fedrizzi approved the return of the construction deposit via email notice.
 - Tim O' Sullivan donated \$1500 from the refund back to the HOA and asked that it be put toward the road. (Thankyou Tim O' Sullivan).

Old/new business

- Schedule next meeting:
 - Need to hold brief meeting at the end of the 30-day requirement for response to the variance to finalize the Lot 25 building approval.
 - Next meeting will be August 5, 2024 at 7 pm MST.

Meeting adjournment:

- Matthew Graham made a motion to adjourn the meeting.
- Cyndie Rippey seconded the motion.
- The motion was approved by all Board members present.
- The meeting was adjourned at 7:30 pm MST.