

**Mountain Springs Ranch HOA Board Meeting  
Monday August 5, 2024; 7 pm MST via Zoom  
Meeting minutes**

Meeting called to Order: by Louisa Morrissey at 7:10 pm MST

Attendance:

- Board members: Cyndie Rippy, Tim O’Sullivan, Jennifer Tomsen, Louisa Morrissey
- Community members: no community members were present.

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

- There were no community comments

Approval of Minutes from July 1, 2024

- Cyndie Rippy motioned to approve the minutes.
- Tim O’Sullivan seconded the motion.
- The motion was approved by all Board members present.

Architectural Committee

- Lot 25 (Rollins) carport and variance.
  - A notice of the variance that was approved by the Board on July 1, 2024 was sent to the membership for comments.
  - The variance allowed the carport to be place within 50 to 60 feet of the main MSR road due to topological constraints on the Lot.
  - There were no community comments or objections.
  - Motion to allow the variance:
    - Cyndie Rippy made a motion to approve the variance to place the carport to within 50 to 60 feet from the main road.
    - Tim O’Sullivan seconded the motion.
    - The motion was approved by all Board members present.
  - Motion to give final approval to the carport proposed for Lot 25:
    - Louisa Morrissey motioned to give final approval of the carport Lot 25 as it is laid out for us to see at the site at the height of the story pole and to be placed within 50 to 60 feet of the road.
    - Cyndie Rippy seconded the motion.
    - The motion was approved by all Board members present. Tony Threinen sent a communication that he also approved of the carport.

Treasurers Report: Cyndie Rippy (see attached report)

- No new bills for the current road work by Walters company. Cyndie is waiting for these to come in.
- Donations for the road have been coming in, including a donation from the Jan Walters Trust Fund. Thank you to all who have donated so generously.
- Two to three properties still owe dues. Cyndie is following up.

Roadwork update: Matthew Graham

Matthew Graham was absent at the meeting and there was no update.

Fire Committee brief update: Louisa Morrissey

- Follow up meeting with Matthew Mastalir from the Colorado State Forest Service who was on the 3 mile task force visit to MSR in June. Louisa Morrissey, Leslie Carrier, Jerry Fedrizzi and Tim O'Sullivan attended the meeting.
- Matthew had questions regarding the easement, contacting residents, working with the Board and had some grants he had in mind for mitigation.
- His priorities were to do mitigation along the main road and do maintenance of the mitigation that was done a few years ago. He also suggested doing mitigation on the secondary fire escape route through the Rippy's property. He estimated that to maintain the current mitigation along the main road would cost between \$40K to \$50K per maintenance event.
- Mr. Mastalir did not have any funds at the moment but suggested the HOA apply to the CSFS grant (matching grant) or the BLM community assistance grant (reimbursement grant). In either case the HOA would have to pay all of the cost before reimbursement of any kind.
- The challenge is for the HOA to have the seed funds for either reimbursement grants or matching grants (about \$50,000). This would have to be applied to the scope of the grant and we would not be allowed to use the funds for anything we have already done.
- Louisa proposed:
  - The Fire Committee work with Mr. Mastalir to define the scope of the project (or projects) and get estimates as to the cost of the projects.
  - Work with Tom Heald to design a survey of the community to see what the interest is in supporting these projects and openness to mitigation efforts.
  - Continued communication with Mr. Mastalir would be important.
  - Continued work with the Roaring Fork Valley Wildfire Collaborative could also yield positive results.
  - The Fire Committee will proceed with designing the survey of the neighborhood and the proposed project.

Next meeting date:

- Louisa Morrissey will communicate with the Board members by email to set the next meeting date.

Meeting adjournment

- Louisa Morrissey made a motion to adjourn the meeting.
- Cyndie Rippy seconded the motion.
- The motion was approved by all Board members present.
- Meeting adjourned at 7:26 pm MST.