

**Mountain Springs Ranch HOA  
Annual Members Meeting Minutes  
Saturday November 2, 2024; 10:00 am to Noon MST  
Glenwood Springs Recreation Center, Sopris Meeting Room  
(online attendance via Zoom also available)**

Meeting call to order at 10:05 am by Board President Matthew Graham

Role-call/Attendance

Lot 2: Martha Cochran  
Lot 3: Jerry Fedrizzi and Jan Fedrizzi  
Lot 7: Louise Marron  
Lots 9 and 39: Louisa Morrissey and Ben Young  
Lot 13: Dr. Will Evans  
Lot 14: Michael Green (by general proxy, held by Louisa Morrissey)  
Lot 17: Megan Chance (limited proxy)  
Lot 18: Carrie Clark and Michael Freeman (limited proxy)  
Lot 20: Nancy Culkin and Brian Welder  
Lot 22: Jennifer Tomsen  
Lot 24: Jim Stark  
Lot 31: Tim O' Sullivan  
Lot 32: Jack Cody  
Lot 33: Mathew Graham  
Lot 34: Tony Thrienen (by general proxy, held by Susan Starr)  
Lot 37: Gary and Susan Starr  
Lots 38, 43 and 44: Cyndie and John Rippy  
Lot 42: Tom and Diane Heald (by general proxy, held by Board President)

There are 44 Lots in MSR however 2 Lots were not entitled to vote because they were behind on dues payments making 42 Lots eligible to vote. There were 21 Lot Owners present in person or by proxy and a quorum was obtained.

Megan Chance (Lot 17) emailed the Board a court order giving her the authority to be Bill Maltby's (Lot 10) personal representative. Bill Maltby has recently passed away. She asked if this document gave her the right to vote for Lot 10. Upon examination of the document, it was noted that the property was in probate and that Ms. Chance was not the actual property owner. The Board decided that she did not have the authority to vote as a property owner of Lot 10.

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.

- Martha Cochran expressed sadness of the passing of Bill Maltby (Lot 10) and recognized his service to the MSR Community.
- Susan Starr shared story of Bill Maltby saving her and Gary.
- Louisa Morrissey provided details of the memorial for Bill Maltby.
- Ben Young thanked the outgoing Board for their service.
- Jennifer Tomsen, attending virtually, noted that the audio was difficult to hear.

### Minutes approval

- Regular Board meeting minutes from September 30, 2024 (Board approval only).
  - Matt Graham motioned to approved the minutes.
  - Cyndie Rippey seconded the motion.
  - The motion was approved by all Board members present at the meeting.
- Annual member meeting minutes from November 4, 2023 (member approval).
  - Martha Cochran motioned to approve the minutes.
  - Cyndie Rippey seconded the motion.
  - The motion passed by all members present in person or by general proxy.

### Treasurer's report:

- Treasure report: (see attached to minutes):
  - Two sets of dues missing or behind on payment plan.
  - Have prepaid dues from another lot that are set aside in a separate account to be used for the year they were intended to paid.
  - Reserve accounts are set aside (Fire mitigation, Storm drain and Gate)
  - Contingency account (for emergencies) set aside is \$29,330.
- Comparative review of the of the 2024 budget and the proposed 2025 budget.
  - Both budgets were sent in the pre-meeting packet to all community members.
  - At the September 30, 2024 regular Board meeting, it was noted that without extra donations, the dues collected cannot keep up with the cost of road maintenance.
  - Board members were reluctant to increase dues because they did not want to cause a burden to community members. However, they felt that a dues increase was needed to keep up with the rising cost of road maintenance.
  - Therefore, the Board voted to increase the dues by \$250 per year to a total of \$2000 per year per lot. This will give the Association almost \$70,000 for road maintenance in 2025.
  - The Board approved a budget to be presented to the membership reflecting this increase in dues.
  - If the dues increase is not approved by the membership present at this meeting in person or by proxy, the budget will revert to the 2024 budget.
  - Note Road Committee report below regarding the costs of maintaining the road.
  - Discussion followed.

Vote from members present in person or by proxy to approve the \$250 per lot yearly increase in dues for the 2025 budget.

- Tim O'Sullivan motioned to approve the dues increase.

- Cyndie Rippy seconded the motion.
- The motion was passed by 20 of the 21 members present in person or by proxy with one vote against the dues increase.
- The motion was passed by 95% of the members present in person or by proxy. (The bylaws section 3.6c requires that any dues increase requires greater than 67% of members present at the meeting in person or by proxy).

#### Approval of the proposed budget:

- There were no vetos of the proposed budget by members present in person or by proxy. The proposed 2025 budget was accepted.

#### Committee Reports

- Road Committee: Matthew Graham and Ed Walters (see report attached to minutes)
  - Funds needed to maintain the roads going forward.
    - About 90% of the entire MSR budget is used on the road.
    - The Road Committee carefully looked at the road costs. The cost of just maintaining the road (*minus* snowplowing) was about \$70,000.
    - Snow removal varies between about \$20,000 to \$40,000 depending on the winter snowfall of the particular year.
    - A load of road base now runs about \$1000.
    - Using a grader to contour the road and keep water off of the roads is needed for maintenance. (Water is the enemy of the road).
    - Mag Chloride is applied to mitigate the dust.
    - There are areas where concrete piping would be useful for water management.
    - Culverts will need to be cleaned again in 2026. We should be aware of this upcoming expense.
    - Thank you to Ed Walter for making a \$10,000 donation to the road maintenance as well as all of the free maintenance he just does on his own.
    - Another \$9000 of donations were received from both MSR members and some private properties outside MSR who use the road. Thank you!
    - Without donations, the association would not have enough funds to properly maintain and plow the road.
    - Grants?
      - USDA 50-year loan at a low interest rate.
      - All other grants are reimbursement or matching, in which we need to come up with funds up front for any project.
    - NOTE: a good deal of road maintenance costs can be lowered if community members would slow down (15 mph) and use 4WD. Make sure guests and workers understand this. Need to put up speed limit signs.
- Fire Committee Louisa Morrissey (see report attached to minutes).
  - Louisa Morrissey thanked all of the members of the fire committee, the Rippys for maintaining the fire escape route that runs across their private property and Louise Marron and Tim Hasselmann for maintaining a helicopter landing zone and safety zone on their property.
  - Chipper day successful and was funded this year by a grant. Twelve lots participated.

- Thanks to Jerry Fedrizzi for organizing the ordering and distribution of beetle pheromones. The cost seems to be increasing yearly.
  - Louisa Morrissey completed training to become a Fire Adapted Colorado (FACO) neighborhood ambassador.
  - MSR is a member in good standing with Firewise USA.
  - Ten homes in MSR signed up for the home assessments from Glenwood Springs Fire Dept. (GSFD) This is a requirement for being eligible for a small home mitigation grant application from the Roaring Fork Valley Wildfire Collaborative (RFVWC)
  - Members of the GSFD, National and State forests, BLM and RFVWC did a site visit to MSR in June. It was a very positive interaction and the Fire Committee is looking forward to following up with these agencies.
  - Possible grant from the Colorado State Forest (CSFS) is a matching grant, but MSR would still have to pay for the entire cost of any mitigation first.
  - Possible reimbursement grant from the BLM Community Assistance program would also require payment of the entire cost of the mitigation work before being reimburse.
  - MSR needs to raise the seed money funds to pay for these grants if we want to apply. Suggest if we can have about \$10,000 in a yearly rotating fund, we could get about \$10,000 of mitigation done per year.
  - Fire Committee will be designing and distributing a survey to the community regarding raising funds for mitigation and grants.
- Habitat Committee (Martha Cochran)
    - Constant vigilance about invasive weeds over the years is paying off.
    - Encouraged community members to plant native species of plants.

#### Election of the 2025 Board of Directors

- Matthew Graham is resigning from the Board.
- All other Board members volunteered to stay on the Board.
- Susan Starr volunteered to be on the Board.
- Louisa Morrissey nominated Cyndie Rippey, Jennifer Tomsen, Tim O' Sullivan, Chris Fedrizzi, Tony Thrienen, and Susan Starr for the 2025 MSR HOA Board of Directors.
- Cyndie Rippey nominated Louisa Morrissey for the 2025 MSR HOA Board of Directors

Martha Cochran motioned to approve the slate of nominees for the 2025 MSR HOA Board of Directors.

Ben Young seconded the motion.

The motion was approved by all members present in person or by general proxy.

Louisa Morrissey thanked Matthew Graham for all his service and for being a great leader of the community.

#### 2025 Committee memberships

- Road Committee:
  - Blake Morgan

- John Rippy
- Ed Walters
- Fire Committee:
  - Leslie Carrier
  - Jeff Fedrizzi
  - Jerry Fedrizzi
  - Susan Starr
  - Louisa Morrissey
- Habitat Committee:
  - Martha Cochran
  - Jan Fedrizzi

#### Old/new business

- Feedback that the audio for those attending virtually was very difficult to hear.
- Lot 21 sale with adjacent non-MSR property: realtor and seller have been informed that per our covenants there may not be any new easements between MSR and an adjacent non-MSR lot.
- Concerns voiced that community members are seeing a significant lower number of bears.
- Lot 16 subdivision to 16A and 16 B completed: both lots pay same dues.
- Ed Walters proposed fire truck turn around at the intersection of North and South Marsh and Saddle drive. Estimated cost would be \$10,000. A grant would require seed funds for this.
- Matthew Graham suggested making a road agreement with non-MSR road users (for instance, if they need to make a road closure or damage the road). Establish safe guards to keep the road open and undamaged.

#### 2025 annual meeting date

Saturday November 1, 2025 at 10 am MST

#### Meeting adjournment

Cyndie Rippy motioned to adjourn the meeting

Nancy Culkin seconded the motion.

The motion was passed by all members present in person or by general proxy.