

Mountain Springs Ranch HOA Regular Board Meeting
Monday December 4, 2024; 7 pm MST via Zoom
Meeting Minutes

Meeting called to Order: Tim O' Sullivan called the meeting to order at 7:05 pm MST

- Rules of meeting decorum: 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.

Attendance:

- Board members: Chris Fedrizzi, Tim O' Sullivan, Cyndie Rippy, Susan Starr, Jennifer Tomsen and Louisa Morrissey
- Community members: Rob Agnew (Lot 4)

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

- Rob Agnew (Lot 4): The contractor for the excavation for his electrical work left a rut on the property line. Rob will make sure that it is cleaned up and he will take care of it.

Treasurers Report: Cyndie Rippy (See attached to minutes)

- Budget items: We are slightly over spent on insurance, the gate (it was hit by lightning) and utilities.
- However, with the weed control grant repayment and dues still owed (hopefully coming in) we will break even.
- Cyndie Rippy and Susan Starr will follow up on dues.
- Once all of the bills have been paid at the end of the year, Cyndie Rippy will adjust the 2025 budget to reflect the final amounts of funds available.

Committee Reports:

- Road Committee
 - Road committee members: Ed Walters, John Rippy, Blake Morgan.
 - Chris Fedrizzi will be the liaison between the Road Committee and the Board.
 - Plowing contract with Walters company is signed.
 - Walters company has sent the Board his insurance information.
- Fire Committee
 - Letter to BLM field manager regarding maintenance of mitigation.
 - At the June meeting between MSR Fire Committee and the various other fire agencies, members of the Fire Committee spoke with local BLM personnel regarding maintenance of the mitigation work done on the BLM

lands on the west side of MSR and possible maintenance to be done on the BLM lands on the north side of MSR.

- We were instructed to write a letter of request to the field manager.
 - The Fire Committee has sent a draft of the letter of the request to the Board.
 - Louisa Morrissey asked the Board for approval to send the letter from the Board to the BLM field manager.
 - Chris Fedrizzi motioned to approve sending the letter.
 - Cyndie Rippy seconded the motion.
 - All Board members present at the meeting approved the motion.
- Habitat Committee:
 - No report from habitat committee.
 - The reimbursement for the grant should be coming in soon.

Old/new business

- Board Member positions were voted on and unanimously confirmed by the Board:
 - Tim O'Sullivan Board President, Chris Fedrizzi Vice President, Cyndie Rippy Treasurer, Louisa Morrissey Secretary and Susan Starr, Tony Thrienen and Jennifer Tomsen Board members at large.
- Board member jobs:
 - Discussion regarding responsibilities/jobs of the Board member positions and sharing more of the responsibilities/jobs evenly throughout the Board. Louisa Morrissey and Cyndie Rippy want to train other Board members about their duties as secretary and treasurer so that if they are unavailable at any time, other Board members can step in. Susan Starr will work with Louisa Morrissey on shared secretary duties.
 - Cyndie Rippy would like to find someone to take over the clicker sales.
 - Suggestion to find AI solutions for taking meeting minutes.
 - Rob Agnew offered to help as needed.
- Letter to Garfield County Planning: No more subdivision in MSR
 - As of October 16, 2024 there is no further subdivision in MSR. Lot 16 was the only Lot that submitted final subdivision plans approved by the county within the allowed time period.
 - Suggestion from Dr. Will Evans (Lot 13) that the Board send a letter to the Garfield County Planning department stating that, per our new Covenants, there is no new subdivision allowed after October 16, 2024. We would include a copy of the new Covenants with the letter.
 - Louisa Morrissey motioned that the Board will draft a letter to the Garfield County Planning department noting that as of October 16, 2024, subdivision in MSR is no longer allowed. Covenants to be attached to the letter.
 - Susan Starr seconded the motion.
 - The motion was approved by all Board members present.
- Future Board meetings to remain the first Monday of the month every quarter.

- Next meeting March 3, 2025, 7 pm MST.
- Cyndie Rippy noted that the Board will need to vote to approve the final 2025 budget once the final bills for 2024 have been paid. This can be done via email record and recorded in the following meeting minutes.

Meeting adjournment

Tim O'Sullivan motioned to adjourn the meeting.

Cyndie Rippy seconded the motion.

The motion was approved by all Board members present.

The meeting adjourned at 8:04 pm MST.