

Meeting Minutes
Mountain Springs Ranch Homeowner's Association Regular Board Meeting
Monday March 3, 2025 at 7 pm MST via Zoom

Meeting opened by Tim O'Sullivan, Board President, at 7:07 pm MST

Attendance:

Board members: Louisa Morrissey, Cyndie Rippy, Tim O'Sullivan, Tony Threinan, Jennifer Tomsen, Susan Starr (joined at Fire Report), Chris Fedrizzi (joined at Road Report)

Reminder of the Rules of Decorum:

Raise your hand and wait to be recognized by the President 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 Meeting minutes from December 4, 2024:

Jennifer Tomsen motioned to approve the minutes. Cyndie Rippy seconded the motion. The motion passed with all Board members present in favor.

Treasurer's Report and Dues Collection

Treasurer's Report shows a positive financial outcome. Cyndie Rippy reports that the HOA ended up with about \$1,500-2,000 left over from the previous period, and an additional \$3,200 in donations since January, bringing the road budget to \$80,209.97. The donations came from Ralph Delaney (\$2,000) and Velasquez (\$1,200). Two property owners have set up payment plans for their dues, and overall dues collection is progressing well, with about \$15,400 still outstanding.

Property Management and Dues Discussion

Discussion of property management and dues. The hope is to have no backlog dues this year. A potential issue was raised by a realtor regarding the accuracy of dues on the website, which the Board will look into. Discussion of permission for hunting in lots, with the understanding that the property owner must be present.

Fire Committee Report

- Report on the acquisition and distribution of pheromones for fire prevention. and
- Ongoing communication with the Bureau of Land Management regarding maintenance of fuel mitigation on the western flank of MSR.
- The City of Glenwood Springs received a \$1 million grant for fire mitigation. Cyndie Rippy agreed to contact Nina Bolton of the Glenwood Springs Fire Department (GSFD) for more information about the grant.
- Louisa Morrissey also agreed to look up the cost of the subscription for the AI camera on Sunlight Peak

owned by Holy Cross Electric.

Habitat Committee Report tabled.

Road Committee Report. By John Rippy.

- Need to wait so we can see road condition after the snow melts.
- See what funds are available for the road after receiving the final snowplowing bill.

Old Business

Clarifying Hunting Policies/Subdivision

The Board discussed the need to clarify hunting policies within the community, as hunting is not explicitly mentioned in the covenants. Tim O'Sullivan suggested looking into bylaws or policies, with discussion of policies as the most appropriate place to address hunting rules. Discussion of creating a common response regarding property ownership, permission requirements, and the use of hunting apps for property boundary identification. They will add this topic to the agenda for the next regular Board meeting, but Cyndie Rippy needs a response for a realtor before then, which Tim O'Sullivan agrees to look into.

Discussion of sending a letter to Garfield County regarding a change in subdivision policies. Jennifer Tomsen offered to draft the letter with input from others.

Road Sign Issue

Tim O'Sullivan proposed to fix the road signs issue that had been raised by Ed Walters and other community Members for two consecutive years, with consideration of the process that had been followed to replace the street signs in recent memory. Susan Starr also suggested signs indicating that Colorado law requires downhill traffic to yield to uphill traffic. Tim O'Sullivan offered to check with Ed for specifics on what he wants in the signs.

Lot 4 Water Pond

Rob Agnew (Lot 4) was not present at the meeting. This item was tabled for further discussion.

Next steps

- Louisa Morrissey to forward the meeting information from Nina Bolton (GSFD) to all board members.
- Cyndie Rippy to call Nina Bolton regarding the Glenwood Springs Fire Department grant.
- Jennifer Tomsen to draft a letter to Garfield County regarding the change in subdivision policies.
- Louisa Morrissey to look up the cost of the Holy Cross Electric AI camera subscription.
- Louisa Morrissey to investigate the Glenwood Springs Fire Department grant.
- Susan Starr to contact Blake Morgan about the road signs and their current location.
- Chris Fedrizzi to check with Ed Walters about his specific sign requests.
- Tim O'Sullivan to contact a sign company in Glenwood for a quote to resurface the existing sign at the bottom of the road.
- Tim O'Sullivan to contact Rob Agnew about the pond issue before the next meeting.

Next regular Board meeting will be Monday June 2, 2025 at 7 pm via Zoom.

Meeting adjourned at 7:57 pm MST.