

Meeting Minutes
Mountain Springs Ranch Homeowner's Association Regular Board Meeting

Monday April 28, 2025 at 7 pm MST via Zoom

Meeting opened by Tim O'Sullivan, Board President, at 7:00 pm MST

Attendance

Board members: Tim O' Sullivan, Susan Starr, Jennifer Tomsen, Cyndie Rippy, Chris Fedrizzi, Louisa Morrissey

Community members: Tim and Shelly Banghart (Lot 21), Matt Jurmu (Builder Lot 21), Hanna Wittenberg (Architect Lot 21), Rob Agnew (Lot 4), John Rippy (Lots 38, 43 and 44), Michael Green (Lot 14), Christy Milner (Lot 10) and Blake Morgan (for Road Committee/plowing).

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 March 3, 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: Cyndie Rippy

- After plowing bill, there is about \$60,000 left for summer road maintenance.
- Most dues have been paid. A couple of Lots are on payment plans and they are keeping up.

Road Committee: John Rippy and Blake Morgan

- John Rippy, Blake Morgan and Ed Walters of the MSR Road Committee completed a drive through of the road this past weekend to determine what maintenance is required for the summer.
 - Road is in great shape in general.
- Road Budget for the summer maintenance:
 - Tim O' Sullivan also asked about the budget for the road, to which Cindy replied that they still have some money coming in and they will have about \$60,000.
 - Blake Morgan stated that Walters Company is committed to doing their best to keep everything in budget, even if it means cutting some things out.
- Snow Plowing Challenges and Costs
 - Plowing costs were slightly higher this winter than last.

- Chris Fedrizzi asked about the increased snow plow costs even though it was a low snow winter. Blake Morgan discussed the challenges faced during snow plowing this year due to the early snow in November and warmer weather throughout the winter which did not allow the road to freeze. Blake explained this was due to the time it took to plow the road during warmer weather without damaging the road base. Tim O' Sullivan and Cyndie Rippy shared their experiences with the varying snow conditions.
- Road surface, culverts and electric vault near the entrance of Saddle Drive.
 - The team discussed the condition of the road, particularly the need to clean culverts, clear ditches and address soft areas. They identified a few problem spots, including Hidden Glen, where they plan to implement grading, ditch work, and possibly another culvert. The team also discussed the issue of stagnant water in the ditches, which is causing road damage. They agreed to help the new owners at the end of Hidden Glen by addressing the 8-inch wheel ruts. Other soft areas, such as North Marsh, were also identified for potential gravel work.
 - Electric Vault at bottom of Saddle Drive: Tim O' Sullivan asked if it was a problem for plowing that the vault was above the road surface. Blake Morgan confirmed that they had looked at the issue and suggested that it could be addressed once they fix the road surface and water issues on secondary and main roads. They could put some road base around the vault to help fill the area.
- Road Maintenance Plan
 - Blake Morgan proposed a comprehensive road maintenance plan to address issues such as water damage and potholes. He explained that the maintenance would involve pulling the road base back in, placing gravel, and ensuring the road is seamless.
 - Tim O' Sullivan agreed to the plan. He and Blake Morgan suggested moving blocks of concrete at the concrete switchback plus adding of a few more blocks of concrete to the downhill side of the switchback. Chris Fedrizzi offered to provide free blocks and to assist with the installation using his mini-excavator and skid-steer.
 - Mag Chloride application depends on the budget and might be done once priority issues are taken care of first.
- Sign Placement Discussion
 - Tim O' Sullivan, Blake Morgan, and Chris Fedrizzi discussed the placement of signs along the road. The signs have been purchased and need to be put up. Tim O'Sullivan and Chris Fedrizzi agreed to have a conversation with Ed Walters and Blake Morgan to determine the best locations for the signs, which include "yield to uphill traffic" and speed limit signs.
 - Tim O' Sullivan purchased a sign on his own dollar stating that you may encounter road maintenance equipment at any time. The new sign is at the bottom of the road.

- Parking area dispute
 - Walters Company vehicles have been vandalized while parked in the large turnout above Sam. Property (at the bottom of the road).
 - The area is within the HOA right of way.
 - Tim O' Sullivan requested a photo of damage and notes.

Architectural Committee Lot 21 Building plans: Tim Banhart (Owner), Matt Jurmu (Builder), Hanna Wittenberg (Architect).

- The structure is over 50 feet from the side properties and over 100 feet from the road, so it is compliant with the property setbacks as required in the Covenants.
- Structure Height and Elevation Discussion
 - The team discussed the height and elevation of a structure, with a focus on setbacks and materials. The highest point of the building will be 22 feet 6 inches and the use of stucco and cement board siding for fire resistance. The roof will be made of metal standing seam and a dark color to blend with the surroundings. The team also discussed the use of dark sky compliant exterior light fixtures. The structure's design was praised for its use of the hillside to make is less visible to neighboring homes.
- Hanna Wittenberg was tasked with providing the percentages of exterior finishes.
- Builders have tried to keep the design and location of the building so that it would not be obstructing views of the neighboring properties.
- Poles Installation and Site Visit
 - Tim O' Sullivan and Matt Jurmu discussed the installation of poles for visual reference of elevations and for neighbors to assess visual impact. Matt Jurmu also agreed to add orange tops to the poles for better visibility. Matt Jurmu confirmed the poles would be up by this coming Thursday. He will contact the Board via email that the poles are up. The Board planned a site visit for the 6th of May with Chris Fedrizzi, Tim O'Sullivan, Susan Starr, Louisa Morrissey, Tony Threinen and Cindy Rippy expressing their availability. Adjoining neighbors have already been notified and sent the building plans. Louisa Morrissey will let the neighbors know when the story poles are up.
- After the site visit the Board will consider final approval at the next Board meeting on June 2nd.

Pond Discussion

Rob Agnew discussed a potential pond on his property that could also be a standing year-round water source at MSR, which could be beneficial for fire mitigation and insurance purposes. Discussion of potential challenges with the plan. Chris Fedrizzi suggested reaching out to the Colorado River District for guidance on water rights.

Next steps

- Matt Jurmu to set up three story poles (two at the ends and one at the highest point) for the Banghart property (Lot 21) by Thursday, with orange markers on top for visibility.
- Matt Jurmu to email the board when the story poles are up.
- Board members (Louisa Morrissey, Susan Starr, Cindy Rippy, Tim O’Sullivan, Tony Threinen and potentially Chris Fedrizzi) to conduct a site visit for the Banghart property on Tuesday, May 6th.
- Chris Fedrizzi to reach out to his contact at the Colorado River District for initial information on water rights and pond construction feasibility and to communicate findings about pond construction to Rob Agnew.
- Rob Agnew to prepare more detailed information about the proposed pond location and construction if the initial feedback is positive.
- Blake Morgan and John Rippy to prioritize road maintenance tasks within the \$60,000 budget.
- Blake Morgan and Chris Fedrizzi to plan the installation of new road signs, targeting completion by the fall meeting.
- Road committee to address issues on Hidden Glen, including drainage and culvert installation.
- Louisa Morrissey to add the pond discussion to the June meeting agenda, with the understanding it may be carried over to the following meeting.

Meeting adjournment

Susan Starr motioned to adjourn the meeting. **Cyndie Rippy** seconded the motion.

The motion was approved by all Board members present.

Meeting adjourned at 8:08 MST.

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

Meeting adjourned at 7:57 pm MST.

Meeting recorded on zoom with AI summary notes.