

# **Meeting Minutes**

## **Mountain Springs Ranch Homeowner's Association Regular Board Meeting**

Monday June 2, 2025 at 7 pm MST via Zoom

**Meeting opened by Tim O'Sullivan, Board President, at 7:02 pm MST**

### **Attendance:**

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

Community members and others: Blake Morgan, Matt Jamu, Hannah Wittenberg, John Rippy

### **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 April 28, 2025:**

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

### **Treasurer's Report**

- Four lots remain with unpaid dues. Cyndie Rippy will follow up.
- Two lots on payment plans.
- Road budget currently has \$58,293.72 remaining after winter plowing.
- There is an overall \$91 deficit due to increased insurance costs.

### **Architectural Committee**

- The group discussed culvert specifications for Lot 21, with John Rippy recommending a minimum 12-inch diameter pipe, preferably 18 inches, and confirming that plastic pipe would be more durable than metal.
- The Board expressed appreciation for the smooth planning process and Hannah Wittenberg's design considerations for neighboring views.
- The Board approved the building site for Lot 21 (Banghart), contingent on fixing a culvert and paying a \$5,000 construction deposit, with all members voting in favor except for one absent member who confirmed support via email.

## **Road Maintenance**

Road maintenance work discussion:

- Concerns raised about larger rocks appearing on roads during ditch cleaning. Susan Starr suggested an email to the community about the road work and potential rock presence.
- Discussion of replacing a 20 mph sign at the bottom of a hill with a 15 mph sign, and traffic signs for Mountain Springs Road, focusing on placing "yield" and "15 mph" signs on existing posts to improve traffic flow and safety.

## **Fire Committee**

The Fire Committee discussed several key updates, including the distribution of a newsletter that contained information about upcoming home risk assessments from the Glenwood Springs Fire Department, a \$250,000 fire mitigation grant for the neighborhood, and insurance resources.

- Grants: The Wildfire Collaborative of the Roaring Fork Valley obtained a large grant with has allocated about \$250,000 towards fire mitigation efforts in the 3 and 4 mile areas, including MSR.
  - MSR needs to raise \$7,500 for the matching grant funds,
  - The Fire Committee has \$6,000 already in reserve
  - Chris Fedrizzi offered to cover the remaining \$1,000.
- Chipper Day: The committee also decided to reschedule the community chipper day to the fall due to feedback about the spring timing.
- Louisa Morrissey mentioned she was following up with BLM dispatch about adding a camera subscription to the existing Holy Cross Electric Pano cameras for wildfire response.
- Committee Independence
  - Discussion of the relationship between the habitat committee and the fire committee, concluding the groups should remain independent.

## **Pond Proposal**

- Brief discussion of the proposal for a pond project by Rob Agnew (Lot 4). Tim concluded that the board did not want to get involved in approving such projects, suggesting instead that neighbors be notified of the location for input.
- Brief discussion of water management issues, including groundwater.

### **Next steps**

- Chris Fedrizzi: Contact Blake Morgan to coordinate retrieving and installing the 15 mph and yield signs at designated locations.
- Bangharts, Matt Jamu and Hannah Wittenburg: Fix the culvert and submit \$5,000 construction deposit for Lot 21.
- Louisa Morrissey: Coordinate with Angie Davilin to schedule a community information day about the fire mitigation grant.
- Susan Starr: Send email to community about summer road maintenance work and potential rocks on the road.
- Board: Review fire mitigation grant conditions and discuss fund allocation when received from Louisa Morrissey.
- Chris Fedrizzi: Follow up with water commissioner contact regarding underground hydrants and fire suppression tanks.

**Next regular Board meeting will be Monday September 8, 2025 at 7 pm via Zoom.**

**Meeting adjourned at 7:48 pm MST.**