

Mountain Springs Ranch Community Meeting
Fire Mitigation Grant from the Wildfire Collaborative of the
Roaring Fork Valley
Monday September 15, 2025; 7 pm MST via Zoom

Attendance: Angie Davlyn, Executive Director of the Wildfire Collaborative of the Roaring Fork Valley; Martha Cochran and Steve Mills (Lot 2), Leslie Carrier, Jerry Fedrizzi, Jeff Fedrizzi, Chris Fedrizzi (Lot 3), Rob Agnew (Lot 4), Tim Hasselmann (Lot 7), Louisa Morrissey (Lots 9 and 39), Joe Koch (Lot 10), Dr. Will Evans (Lot 13), Carrie Clark (Lot 18), Nancy Welder (Lot 20), Anna Bracket and Eddie Bracket (Lot 23), Alan Short (Lot 28), Tim O’ Sullivan (Lot 31), Matthew Graham (Lot 33), Cyndie Rippy and John Rippy (Lots 38, 43 and 44).

Quick recap

Angie Davlyn of the Wildfire Collaborative for the Roaring Fork Valley discussed their efforts to bring stakeholders together for data-driven wildfire projects, including funding sources and new modeling techniques developed by Dr. Hussam Mahmoud that focus on home-to-home fire transmission. The group reviewed the timeline and process for collecting data through resident surveys, with plans to use the information for determining treatment areas and possible evacuation routes. The conversation ended with discussions about fire district challenges, insurance challenges, community involvement in fire mitigation efforts, and the allocation of grant funding for various wildfire remediation projects.

Summary

Wildfire Collaborative Project Updates

Angie Davlyn introduced the organization's efforts to bring stakeholders together from Pitkin, Gunnison, Eagle and Garfield Counties to discuss wildfire projects and implement data-driven strategies. She explained the funding sources including a \$1.6 million grant from the Colorado Strategic Action Program (COSWAP) and Natural Disaster Mitigation Enterprise (NDME) grant. Funds from these grants have been earmarked to use for mitigation in the 3-mile and 4-mile area. Angie Davlyn mentioned ongoing discussions with the U.S. Forest Service and BLM to expand the project's scope and emphasized the importance of creating defensible space around homes to protect against ember-induced fires.

Wildfire Grant Funding Allocation

Angie Davlyn discussed the allocation of grant funding for wildfire remediation projects, emphasizing the need for data collection through surveys to determine the most effective treatment areas. She clarified that the \$1.6 million in grants, including \$300,000 for the 3-mile area (including MSR) would cover both hazardous fuels reduction and defensible space work.

Wildfire Modeling Technique AGNI-NAR

Angie Davlyn and members of the Collaborative have visited MSR in June of last year hosted by the MSR Board and Fire Committee. At that time, they were able to establish some preliminary boundaries and treatment ideas for the 3-mile and 4-mile canyon areas. Angie Davlyn explained a new wildfire modeling technique called AGNI-NAR developed by Dr. Hussam Mahmoud, which uniquely accounts for home-to-home transmission of fire. Unlike traditional models that focus on forest fire spread, AGNI-NAR creates 3D models of neighborhoods to predict fire behavior based on factors like building angles, materials, wind speed, and terrain. The model runs 5,000 simulations to map the most likely ignition spots and fire boundaries, offering a more comprehensive understanding of how fires spread through residential areas.

Wildfire Technology Modeling Discussion

Angie Davlyn explained that adding Dr. Mahmoud's modeling did not affect the funding for treatments. She discussed how they handle properties without mitigation, assuming worst-case scenarios for fire hazards

Mountain Springs Ranch Modeling and Implementation Timeline

The timeline and process for the modeling work will involve collecting data from Mountain Springs Ranch residents through surveys in September and October. The completed dataset will be provided to Dr. Mahmoud in October, with modeling results expected by early 2026. The Collaborative plans to use this information to determine effective treatment areas and evacuation routes, with potential funding for evacuation modeling to be determined based on the data. The project has funding allocated for treatments to begin in spring 2026, with remaining to be completed in the fall if needed. The grant is good for three years.

Matching Requirements for MSR

The MSR HOA will need \$7,000 to cover required matching funds for the grant, with provisions for in-kind volunteer work. There is also potential \$1,500 for individual home-level work with a 50% match. There can be adjustments for low-income status. Angie also mentioned that the BLM's Community Assistance Program did not receive funds in 2025, but future funding might be available for reimbursement.

Concerns and Questions from the Community:

- **Emergency Egress**

Alan Short and Jerry Fedrizzi inquired about the north exit road through Rippey's property. Cindy Rippey confirmed it was adequate for evacuation, noting ongoing improvements and efforts to enhance access. Cyndie and John Rippey continuously maintain the egress and keep it clear of debris and clear to pass through. Thank you to Cyndie and John Rippey.

- **Scope of Project and MSR Meadow Safety Zone:**

Tim Hasslemann inquired about the modeling's scope and if knowing that the large meadow on his property that is a safety zone (should all of the egress routes are not accessible in a fire) will affect the modeling results. Angie Davlyn clarified it would focus on a specific area connecting 3 Mile and 4-mile, with the goal of understanding fire

pathways at an individual home level. Modeling for where smoke will go will also be valuable. Angie supported the safety zone in the meadow as a valuable addition to their fire safety plan.

- **Clarification of the Process**

Matthew Graham asked for clarification of the process: MSR community completes the survey, the data is analyzed by Dr. Mahmoud, the results of this analysis guide the proposed mitigation funded by the Collaborative grant. The proposed mitigation will then be presented to the MSR community. The grants allow for landscape size mitigation as well as defensible space mitigation around homes.

- **Contractor Selection**

Matthew Graham inquired about contractor selection. Angie Davlyn clarified that the Collaborative would manage a competitive bidding process with input from the HOA and experts, emphasizing partnership and flexibility in contractor choice and acknowledging aesthetic value.

- **Noncompliant Homeowners**

Carrie Clark inquired how the Collaborative will be able to do modeling if there are noncompliant homeowners who will not fill out the survey or do mitigation around their own homes. Angie Davlyn explained that the model will worst-case scenarios for fire hazards for homes that they do not have data for.

- **Glenwood Fire District**

There was a question regarding if MSR was part of a fire district. Jeff Fedrizzi explained that the Glenwood Springs Fire District declined the efforts of the MSR Fire Committee to have the HOA join the fire district due to economic concerns, specifically the small tax base and distance from the fire station. Perhaps when a new Fire Chief is hired, we may be able to readdress this.

- **Other Topics:**

- Insurance:

The group discussed fire insurance increases and hope that the mitigation work we are doing in the community will help with this issue. If we were able to join the Fire Protection District that could possibly help with rate increases.

- Water sources for mitigation:

Rob Agnew noted the complexity of Colorado water law that he learned about recently as he explored the possibility of a pond on his property.

- Questions of whether the grant funds would cover equipment for the neighborhood. (A question for Angie Davlyn)

Meeting Conclusion:

The MSR community was encouraged to complete the recent survey to aid in accurate data collection, and Angie Davlyn expressed gratitude for the community's efforts in

securing funding. Carrie Clark thanked Louisa Morrissey and the Fire Committee for their work over the past years.

Next steps

- [All Mountain Springs Ranch residents to complete the wildfire survey shared in the Board's email by October to help with Hussam Mahmoud's wildfire modeling.](#)
- [Angie Davlyn to collect survey data by October and provide it to Hussam Mahmoud for wildfire modeling.](#)
- [Hussam Mahmoud to complete wildfire modeling by December 2025/early 2026.](#)
- [Angie Davlyn and the Wildfire Collaborative to plan treatments based on modeling results for execution in spring, summer, and fall of 2026.](#)
- [Mountain Springs Ranch HOA to contribute \\$7,000 toward the wildfire mitigation project.](#)
- [Angie Davlyn to run a competitive bidding program for contractors when ready to implement treatments.](#)
- [Angie Davlyn, MSR representatives, and other neighborhoods to form a committee to vet contractor applications.](#)
- [Cindy Rippy to continue working with Glen Park to get a loop on their gate for easier evacuation access.](#)
- [Cindy Rippy is available for residents who want to familiarize themselves with the north evacuation route.](#)
- [Angie Davlyn to consider including evacuation modeling in Dr. Mahmoud's work and to evaluate the meadow as a potential safety zone.](#)