

Mountain Springs Ranch HOA Board Meeting Minutes
Monday September 8, 2025; 7 pm MST via Zoom

Meeting called to Order: Tim O' Sullivan called the meeting to order at 7:04 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, Louisa Morrissey and Susan Starr. Cyndie Rippey gave her proxy to Tim O' Sullivan.
- Community members: Leslie Carrier, Jeff Fedrizzi and Jerry Fedrizzi (Lot 3); Rob Agnew (Lot 4), Joe Koch (Lot 10), Jack Metcalf (Lot 27).
- Special guest: Angie Davlyn, Executive Director of the Wildfire Collaborative of the Roaring Fork Valley.

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

- There were no community comments at this time.

Minutes approval from MSR HOA regular Board meeting 6-3-25

- Susan Starr motioned to approve the minutes
- Tim O' Sullivan seconded the motion
- The motion was approved by all Board members present in person and by proxy

Minutes approval from MSR HOA Board meeting 8-18-25

- Tim O' Sullivan motioned to approve the minutes
- Susan Starr seconded the motion
- The motion was approved by all Board members in person and by proxy.

Fire Committee report:

- Grant information: Angie Davlyn (Wildfire Collaborative of the Roaring Fork Valley)
 - Angie Davlyn presented an overview of the Collaborative's wildfire projects in Gunnison, Pitkin, Eagle and Garfield Counties. The Collaborative consists of stakeholders from Fire Districts, US Forest Service, Colorado State Forest Service, BLM, neighborhoods and other private and public entities including municipal and county leaders.
 - The Collaborative supports both landscape scale mitigation and resiliency projects as well as individual homeowner efforts to create defensible space and ember proof their homes.
 - The Collaborative has received a large grant for mitigation in the 3 and 4-mile area, including Mountain Springs Ranch, for both landscape fuels reduction and creation of defensible space.

- The grant funding comes from COSWAP (Colorado Strategic Action Program) for landscape-scale fuels reduction work.
- Funding to support the match required for the COSWAP grant came from the Department of Natural Resources and the Colorado Department of Emergency Management referred to as the NDME grant (Natural Disaster Mitigation Enterprise)
- The NDME grant also supports homeowner-level defensible space treatments.
- The Collaborative plans to use comprehensive advanced wildfire modeling from Dr. Hussam Mahmoud of Vanderbilt University to better understand home-to-home transmission of fire in the 3 and 4-Mile region. She explained that while the home ignition zone remains important, Hussam's modeling can provide more detailed insights into fire spread patterns and evacuation safety zones, particularly for areas with spaced-out homes like Mountain Springs.
- Tim O' Sullivan expressed interest in sharing this information with the neighborhood, focusing on how homeowners can protect their properties during evacuation.
- Homeowner survey related to the grant and modeling study.
 - Leslie Carrier reported that Louisa Morrissey sent out an email to the MSR community 10 days ago requesting individual home assessments to provide information for modeling, with a deadline of the previous Friday. Angie Davlyn confirmed they have received 15 responses so far, including some from the 3 Mile Mobile Home Park. The Collaborative would like to see more survey responses from Mountain Springs Ranch. Leslie Carrier, Tim O' Sullivan and others will make personal calls to homeowners to encourage participation.
- Funding match required from Mountain Springs Ranch.
 - The Board clarified that the landscape scale mitigation grant requires a \$7,000 match from MSR. (The Fire Committee reserve fund has this amount available).
 - Work in kind credit is also applicable.
- Questions:
 - Jack Metcalf: Jack expressed concerns about the applicability of a survey to his property, noting that many questions did not relate to his empty lot. He requested resources for mitigation efforts and inquired about funding for pheromone treatment, which has become increasingly expensive. Tim o" Sullivan explained that the HOA lacks the funds to assist Jack Metcalf. Angie Davlyn described the nonprofit's limited funding sources and their efforts to secure additional resources.
 - Owners with empty lots are still encouraged to complete the survey with any information they can add.
 - Chris Fedrizzi:
 - Application process, matching and funds for individual homeowners?
 - Grant supports mitigation up to 30 feet from the home but not home hardening.
 - Covers up to \$1500 per home and requires a 50% match from the homeowner.
 - When will the funds would be available? Funds at this time are limited but may be available in the future.
 - Will the grant be able to be used to improve emergency evacuation routes? Depends on what modeling shows.

- Leslie Carrier: how much of grant funds would be used for modeling?
 - The Collaborative used a different source of funding to support the modeling studies.
- **Proposed timeline for implementation:**
 - Remaining time in 2025 and winter of 2026:
 - Gather survey information (2 months)
 - Do modeling studies (2 months)
 - Communicate with neighborhoods and HOA (including MSR) regarding proposed mitigation efforts and plans.
 - Spring of 2026 begin to implement mitigation.
 - The grant is good for three years.
- Legal agreement with MSR will be shared with the Board in the next few weeks.
- There will be a MSR community zoom meeting next Monday September 15th for Angie Davlyn to present the grant information to the neighborhood and have a question/answer session with the MSR community.
- Other Fire Committee news (see report):
 - The Fire Committee reported on successful efforts to connect AI Pano cameras to the BLM's interagency dispatch centers, which will aid in managing air and ground resources in case of fires (including in MSR). Leslie Carrier and Jeff Fedrizzi worked on linking this system to Holy Cross's Pano camera subscription.
 - The committee is pursuing ongoing efforts to secure maintenance of BLM lands bordering MSR property, though responses from the BLM have been slow.
- Chipper day will be Saturday September 27th.

Treasurers Report presented by Tim O'Sullivan for Cyndie Rippy.

- Not a lot of funds left for the year to spend on the road.
- Gate expense: Tim O' Sullivan inquired about a \$68 monthly phone bill for the gate's keypad system. Gary Starr explained that it is used for the gate directory to call homeowners when their names are selected.
- The road expenses were over budget but the HOA received generous donations from the community which covered those expenses. Thank you to those who make those extra donations.
- Tim O' Sullivan noted the bill for weed control was slightly overbudget. (It is reimbursed by a grant).
- There is still one set of dues for 2025 that have not yet been received.

Road Committee report:

- Road and ditches are in good shape.
- Spent a lot of funds for needed repair of Hidden Glen.
- Heald family (Lot 40) did repair to N. Marsh lane on their own time and funds. They are asking if there are any plans to repair N. Marsh just south of the driveway at Lot 10 as it becomes very muddy and difficult to drive in the spring melt/runoff. However, we are over budget for the road now. Tim O' Sullivan will get back with the Heald family and the Board expressed gratitude for their efforts.

- South Marsh needs maintenance as well. This may be put into the road budget for next year.

Architectural Committee:

- The HOA still needs a \$5000 construction deposit from Lot 5 before they begin construction. The project approval was contingent on receipt of the deposit before any construction begins.
- We have received the construction deposit from Lot 21. The approval for the project stipulated the repair of the culvert from the driveway to the road.

Habitat Committee report (See attached report from Martha Cochran):

- The company we have used for weed control (Outdoor Services) has been sold. The new company (Mountain Services) will continue the weed mitigation as they have been trained in our area. Tim O'Sullivan is concerned about the increased cost. It was noted that the Habitat committee has a grant from Garfield County to cover 50% of the cost.
- Because of the drought, the invasive weeds have increased and all homeowners are encouraged to keep on top of them. The Habitat committee is happy to help homeowners with weed identification and mitigation techniques.
- Tim O'Sullivan suggested sending out pictures of the invasive plants to the neighborhoods.
- Susan Starr asked if weed mitigation would be covered by the funds from the Collaborative.

Old/New business:

- Trespassing noted on Black Bear Ranch. Cyndie Rippey has also reported trespassing problems on their property (Lots 38, 43 and 44) and in Glen Park.
- Rob Agnew (Lot 4) pond: not feasible due to county regulations requiring existing water bodies and other water law issues. The Board thanked Rob Agnew for his efforts in researching the subject.

Planning meeting for November 1st Annual meeting: October 6th at 7 pm to allow enough time to get information to the membership.

Meeting adjournment

- Susan Starr motioned to adjourn
- Tim O' Sullivan seconded the motion
- The motion was approved by all members present in person and by proxy
- The meeting adjourned at 8:28 pm.

Next steps

- Angie Davlyn: Share Dr. Hussam Mahmoud's research papers on home-to-home wildfire transmission with Tim O'Sullivan for distribution to Mountain Springs Ranch homeowners.
- Angie Davlyn: Provide Tim O' Sullivan with a direct line to Dr. Hussam Mahmoud for questions about the wildfire modeling.

- Leslie: Carrier Follow up with Angie Davlyn regarding the number of home assessment surveys received.
- Leslie Carrier: Call homeowners individually to remind them to submit their survey information, chipper day etc.
- MSR Fire Committee: Provide Angie Davlyn with a list of all addresses in the community to match against survey responses.
- Tim O' Sullivan: Continue holding the \$7,000 in the Fire Committee account for potential matching funds.