

Meeting Minutes
Mountain Springs Ranch HOA Board Meeting
Wednesday October 22, 2025; 7 pm MST via Zoom

Meeting called to Order: Tim O'Sullivan called the meeting to order at 7:04 pm MST

Attendance:

- Board members: Tim O' Sullivan, Tony Thrienen, Louisa Morrissey. Tim O' Sullivan held the proxy for Susan Starr. Louisa Morrissey held the proxy for Jennifer Tomsen.
- Community Members: Glen and Kathy Moore (Lot 29), Noah Baskin (Lot 16 B), Carrie Clark and Mike Freeman (Lot 18)

- 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.

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

- See discussion below

Architectural Committee: Lot 16B (Noah Baskin), driveway proposal

- Noah Baskin submitted to the Board the plans for his driveway to Lot 16 B, with the entrance at the intersection of Saddle Drive and Mountain Springs Road.
- Concerns:
 - Tim O' Sullivan expressed the need to clarify location the infrastructure and phone pedestal.
 - Mike Freeman wanted clarification of the property lines to make sure the driveway was not on Lot 18. He would appreciate the proposed driveway to be marked for clarification.
 - Louisa Morrissey was concerned about how the driveway would affect water flow into the ditches on Saddle Drive and Mountain Springs road intersection.
 - Noah Baskin was very willing to mark the driveway for clarification and to work with the Board and all of the neighbors to address any concerns.
- The Board noted that they could not proceed with the approval of the driveway until the actual proposed area was physically marked and could be inspected. Survey markers delineating the property boundaries should still be up. The Board suggested that Blake Morgan or John Rippey of the Road Committee also be contacted for their input.

Meeting adjournment:

- Tim O'Sullivan motioned to adjourn the meeting
- Louisa Morrissey seconded the motion.
- Meeting adjourned at 7:22 pm MST