

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

Monday October 6, 2025 at 7 pm MST via Zoom

Meeting opened by Tim O'Sullivan, Board President, at 7:03 pm MST

Attendance:

Board members: Louisa Morrissey, Cyndie Rippy, Tim O'Sullivan, Jennifer Tomsen, Chris Fedrizzi, Susan Starr. Louisa Morrissey held a proxy from Anthony Threinen to approve the budget as presented.

Community members: Rob Agnew (Lot 4), Jack and Leslie Metcalf (Lot 27)

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 September 8, 2025:

Tim O' Sullivan motioned to approve the minutes.
Cyndie Rippy seconded the motion.
The motion passed with all Board members present in favor.

Approval of notes from the Community Wildfire Grant information meeting September 15, 2025:

Cyndie Rippy motioned to approve the meeting notes.
Tim O' Sullivan seconded the motion.
The motion passed with all Board members present in favor.

Treasurer's Report

Discussion of proposed budget for 2026 and changes from the current year.

Acknowledgment and gratitude expressed for all of the donations the Board has received for the road maintenance from both HOA members and non-HOA members who use the road. These donations totaled about \$15,000, including a \$10,000 donation from Ed Walters.

Discussion of difficulty in funding community needs on the existing budget and options, including adjusting existing budget items, suspending certain expenditures for a year, and raising dues.

Board members were reluctant to raise dues a second year in a row but struggled to find ways to cut needed services from the budget.

Chris Fedrizzi motioned to raise dues by \$250 per year, reduce the legal budget to \$1500 and move the Storm drain reserve (\$2000) to the contingency reserve fund.

Jennifer Tomsen seconded the motion.

Motion did not pass.

Louisa Morrissey motioned to increase dues by \$150 per year, reduce the legal budget to \$1500 and move the storm drain reserve (\$2000) into the contingency fund.

Jennifer Tomsen seconded the motion.

The motion was approved by Cyndie Rippy, Susan Starr, Chris Fedrizzi, Jennifer Tomsen and Louisa Morrissey. Tim O' Sullivan strongly disapproved. Louisa Morrissey did not vote for Tony Threinen due to the proposed budget changes. Motion passed with the majority vote of the Board.

Cyndie Rippy will draw up a new budget based upon the changes approved and email to all Board members for final approval.

Architectural Committee:

Metcalfe Lot 27

Discussion of plans for lot and updates. As reflected in the Board meeting minutes of October of 2023, the Metcalfes had received preliminary approval for a driveway into their property to drill a well and prove water. They wanted to check with the Board about their plans.

Louisa Morrissey motioned that Metcalfe preliminary approval is still in force,

Cyndie Rippy seconded the motion.

All Board members present vote in favor to approve the motion.

Stone Lot 5

As reflected in the Board meeting minutes from August 18, 2025, the Board gave final approval for the proposed building plans contingent upon receipt of the required \$5000 construction deposit. The Board has not yet received the deposit. Louisa Morrissey will follow up with the Stones and their builder.

Old/New Business

Outstanding dues: There is still one lot which has not submitted their dues payment for 2025. Cyndie Rippy has exhausted all means of contacting the owners and has not received any response or payment. Jennifer Tomsen will contact Mary Elizabeth Geiger, the attorney for MSR, to have her write a template for a letter that can be sent to the lot owners to strongly encourage them to pay their dues.

Trespassing

Discussion of trespassers in MSR especially on the Rippy's private property. Hunting season begins next Wednesday. People are scouting in MSR but it is not generally possible to identify them. Some people are coming from MSR and some from Glen Park. Cyndie noted that the fire exit is not a recreational path and should only be used for emergency egress. Any MSR member who would like to be shown the egress route must contact Cyndie Rippy before entering their private property.

Agreement to send out an email on this subject to the MSR community.

Next steps

- Cyndie Rippy to prepare updated budget proposals with the agreed changes and email to board members for confirmation.
- Chris Fedrizzi and Rob Agnew to reach out to non-HOA road users about contributing to road maintenance. Louisa Morrissey to send a list of non-HOA road users to Chris and Rob. Cyndie Rippy to send them information about people who have donated for road use.
- Jennifer Tomsen to contact Mary Elizabeth Geiger, legal counsel, about sending letters to homeowners with outstanding dues.
- Louisa Morrissey to draft an email about trespassers and hunting season and send to board members for review before distributing.
- Louisa Morrissey to send a reminder to Lot 5 owners about submitting their construction deposit.

The Annual Members meeting will be Saturday November 1, 2025 from 10 am to noon MST

Meeting adjournment

Jennifer Tomsen motioned to adjourn the meeting.

Susan Starr seconded the motion.

The motion was approved by all Board members present.

Meeting adjourned at 9:40 pm MST.