

Meeting Minutes
Mountain Springs Ranch HOA Regular Board Meeting
Monday December 4, 2025; 7 pm MST via Zoom

Meeting called to Order at 7:05 pm MST by Board member Louisa Morrissey

Attendance:

- Board members: Rob Agnew, Aimee Crittendon, Chris Fedrizzi, Louisa Morrissey, Cyndie Rippy, Susan Starr and Nancy Welder.
- Community Members: Sean Elias (Lot 16), Jack Metcalf (Lot 27) and Glen Moore (Lot 29)
- Rules of meeting decorum: The traditional rules of decorum were not read but all agreed to be polite and civil.

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

- Sean Elias expressed concern that he could see holiday lights coming from what looked like the end of Hidden Glen. He noted that they appeared to be about 30 feet tall, and it blinks all night. Does the Board want to consider guidelines for holiday lights?
 - Nancy Culkin volunteered to look for the source of the lights on Hidden Glen.
 - The Board asked Mr. Elias if he could provide more information and a video of the lights.
 - Unsure of the nature of the lights (holiday lighting? construction lighting?)
 - The Board will consider lighting issues on a case-by-case basis. They will investigate this incident and get back with Mr. Elias.
 - If the Board wanted to discuss guidelines on holiday lighting it should be on the agenda before the meeting.

Approval of meeting minutes from October 22, 2025

- **Louisa Morrissey motioned to approve the minutes.**
- **Susan Starr seconded the motion.**
- **The motion was passed by all Board members present.**

Treasurers Report (Cyndie Rippy)

- Noted that if the HOA actually shows a profit for year we will need to pay taxes. These can be put into a pre-paid account earmarked for 2026. If put as income for this year we would have to pay taxes on it since we have met our budget.
- All dues for 2025 have been collected.
- She has received donations for the road from Jack and Leslie Metcalf (Lot 27), Tim O' Sullivan (Lot 31), Chris Fedrizzi (Lot 3) and an anonymous donation. Other community members who pledged donations for the road at the Annual Members meeting in November will include them in their dues payments. This will be easier to budget if they are received after January 1st.

Appointment of new Board member

- Tim O'Sullivan has resigned from the Board. Louisa Morrissey thanked Mr. O' Sullivan for serving on the Board, for being a good leader and for all of his contributions to the community.
- **Louisa Morrissey nominated Jennifer Tomsen, a previous Board member who was willing to serve again.**
- **Chris Fedrizzi seconded the motion.**
- **The motion was passed by all Board members present.**

Officers of the Board appointments

- After discussion, the Board proposed the following slate of officers:
 - President: Rob Agnew
 - Vice President: Chris Fedrizzi
 - Secretary: Louisa Morrissey with Co- Secretary Nancy Welder
 - Treasurer: Cyndie Rippy with Co-Treasurer Aimee Crittendon
 - Board members at large: Susan Starr, Tony Threinen and Jennifer Tomsen.
 - Note that the Co- Secretary and Co- Treasure positions are not voting positions. They will assist the Secretary and Treasurer and learn what those positions involve.
 - Cyndie Rippy motioned to accept Rob Agnew as President, Chris Fedrizzi as Vice President, Louisa Morrissey as Secretary, Cyndie Rippy as Treasurer for the 2026 MSR HOA Board of Directors officers, noting that we have Aimee Crittendon as Co- Treasurer and Nancy Welder as Co- Secretary.
 - Chris Fedrizzi and Susan Starr seconded the motion.
 - The motion was approved by all Board members present.

Committee appointments

- Road Committee: Ed Walters, Blake Morgan, Chris Fedrizzi and Glen Moore (after April) with John Rippy as an advisor.
- Fire Committee: Louisa Morrissey, Jeff Fedrizzi, Jerry Fedrizzi, Leslie Carrier and Susan Starr.
- Habitat Committee: Martha Cochran, Jan Fedrizzi and Aimee Crittendon.
- Road task force:
 - The purpose of the road task force was discussed.
 - Long term planning regarding the road.
 - Exploring funding sources.
 - Contacting non-HOA neighbors who use the road but do not pay dues (note some of these neighbors contribute funds to the road as donations).
 - Should work in concert with the road committee.
 - Members: Tom Heald, Tim O' Sullivan, Rob Agnew and Chris Fedrizzi.
- Louisa Morrissey motioned create a Road sub-committee tasked with talking to non-HOA neighbors for contributions, looking for funding and developing a long term plan for the road. The sub-committee members would be Tom Heald, Tim O' Sullivan, Rob Agnew and Chris Fedrizzi.
- Cyndie Rippy seconded the motion
- The motion was approved by all Board members present.

Old/new business

- Facebook page: A Facebook page was created by Ben Young (Lots 9 and 39) several years ago but no longer appears active or used. Rob Agnew will look into reviving the page as communication option for the MSR community.
- **Next Board meeting: Monday January 19th at 7 pm MST via Zoom**

Meeting adjournment

- Cyndie Rippy motioned to adjourn the meeting.
- Susan Starr seconded the motion.
- The motion was approved by all Board members present.
- The meeting adjourned at 8:05 pm MST.