

**Mountain Springs Ranch HOA
Annual Members Meeting Agenda
Saturday November 1, 2025; 10:00 am to Noon MST
Alpine Bank, 2200 Grand Avenue, Glenwood Springs ,CO
(online attendance via Zoom also available)**

Meeting call to order Tim O Sullivan, Board President, called the meeting to order at 10 am MST

Opening remarks: Tim O' Sullivan

- HOA was mostly unanimous on approving all of the motions brought up at meetings. Only one nay vote regarding the proposed dues increase at the October 6th Board meeting.
- Fire Committee has done a great job.
- Community needs a road task force. This is an item for the next Board.

Role-call/Attendance (see attached spread sheet)

HOA members:

Lot 2: Martha Cochran/Steve Mills (General proxy to Louisa Morrissey)

Lot 3: Jerry Fedrizzi and Jan Fedrizzi, Leslie Carrier (Fedrizzi), Chris Fedrizzi

Lot 4: Rob and Aimee Agnew

Lot 6: Deborah Tumulty (Limited proxy)

Lot 7: Louise Marron

Lot 8: William Butch (Limited proxy)

Lots 9 and 39: Louisa Morrissey and Ben Young

Lot 11: Scott and Melinda Delmonico (Limited proxy)

Lot 12: Chris DeSantis (Limited proxy)

Lot 13: Dr. Will Evans (General proxy to Louisa Morrissey)

Lot 14: Michael Green

Lot 15: Tim Lucas (Limited proxy)

Lot 17: Megan Chance

Lot 18: Carrie Clark and Michael Freeman (General proxy to Board President)

Lot 20: Nancy Welder

Lot 22: Jennifer Tomsen and Chris Germaine

Lot 24: Jim and Elizabeth Stark

Lot 25: Ellen Robins (General proxy to Board President)

Lot 27: Jack and Leslie Metcalf

Lot 29: Glen Moore

Lot 31: Tim O' Sullivan

Lot 32: Jack Cody (General proxy to Board President)

Lot 33: Matthew Graham

Lot 34: Tony Threinen

Lot 37: Gary and Susan Starr

Lots 38, 43 and 44: Cyndie and John Rippy

Lot 42: Tom and Diane Heald (by general proxy to Board President)

Non-HOA Members:

Ed Walters

Total HOA Lots in attendance in person or by proxy was 30. There are 44 lots. A quorum was established.

Member comments

Please limit to 3 minutes and make comments concise and constructive.

- Louisa Morrissey welcomed all of the new people who have joined our community.

Minutes approval

- Regular Board meeting minutes from October 4, 2025 (Board approval only)
 - Cyndie Rippy motioned to approve the minutes
 - Susan Starr seconded the motion
 - Motion was approved by all Board members present in person or by proxy
- Annual member meeting minutes from November 2, 2024 (general member approval)
 - Cyndie motioned to approve the minutes
 - Susan Starr seconded the motion
 - Motion was approved by all HOA members present in person or by proxy buy hand raise.

Treasurer's report: (Cyndie Rippy)

- Proposed budget for 2026 and final budget of 2025
 - Board discussed ways to lower expenses.
 - Lowered the budget for legal expenses.
 - All other expenses were deemed necessary.
 - Other expenses have increased (utilities, insurance, road maintenance costs)
 - Board proposed a budget with a \$150 per Lot per year increase to cover increased costs.
 - Funds for road maintenance were increased
- Donations to the road have been much appreciated.
 - Jan Walters Trust (Ed Walters, not in the HOA)
 - Ralph Delany (not in the HOA)
 - Vicky and Jeff Velasquez (not in the HOA)
 - Dave Force (not in the HOA)
 - Jennifer and Chris Germaine (Lot 22)
- Need a task force for next year to get other non-HOA road users to donate to the road costs and find possible additional funding methods.
- Reminder of voting process:
 - Approval of a dues increase requires 67% of the members in person or by proxy at the meeting.
 - The budget is deemed approved unless 50% of the members at the meeting in person or by proxy veto it. If the budget is vetoed, then the current budget remains in place.
- Vote to approve the increase in dues (see attached spreadsheet)
 - In favor in person or by proxy: 24
 - Not in favor in person or by proxy: 6
 - The proposed increase in the dues by \$150 per Lot per year was approved by greater than 67% of the HOA members present at the 2025 Annual meeting in person or by proxy.
- Vote to veto the budget (see attached spreadsheet):
 - Votes to veto: 1
 - Votes to approve: 28
 - Did not indicate on proxy: 1
 - The proposed budget for 2026 was adopted.

Committee Reports

- Road Committee (see attached report)
 - See report for what was done this year. Correction: there were two applications of mag-chloride.
 - Summer maintenance: Ditch repair, blade and pack, mag-chloride.
 - Repair to Hidden Glen (it was impassable).
 - Funds needed to maintain the roads going forward.
 - Donations really help to cover the costs.
 - Chris Fedrizzi thanked Ed Walters for his donation of \$11,000.
 - Chris challenged the members attending the meeting to make donations as a group to add up to a match of Ed's \$11K. Members volunteered donations to the road that came to approximately \$14K! Huge thank you to:
 - Chris Fedrizzi
 - Tim O'Sullivan
 - Glen Moore
 - Jerry Fedrizzi
 - Tony Threinen
 - Chris Germaine and Jennifer Tomsen
 - Jack and Leslie Metcalf.
 - Nancy and Brian Welder
 - Another donor who wished to remain anonymous.
 - Checks may be made out to MSR HOA and indicate that the donation is for the road.
 - The HOA address is PO Box 342, Glenwood Springs CO 81602. It is on the website, at the signature of the Board email, and on any invoices.
 - HUGE thanks to these generous community members!
 - Cost of living continues to increase and we need to find a balance of affordable dues and raising needed funds.

- Fire Committee: Louisa Morrissey (see attached report):
 - Gratitude expressed:
 - Tim O Sullivan thanked the Fire Committee for their work.
 - Susan thanked Louisa Morrissey
 - Louisa thanked the FC members (Jerry Fedrizzi, Jeff Fedrizzi, Leslie Carrier and Susan Starr) and encouraged more members to join the committee.
 - Great success stories
 - PANO AI detection camera subscription coordination between Holy Cross Electric and the Interagency Dispatch Center in Grand Junction.
 - MSR selected to be included in a \$300,000 mitigation grant from the Wildfire Collaborative of the Roaring Fork Valley (WCRFV).
 - This covers mitigation in the 3-mile and 4-mile areas.
 - Details were shared at an MSR community meeting on September 25th with Angie Davlyn, executive director of the WCRFV.
 - Required match from MSR is \$7,000 which we have in the Fire Committee reserve fund.
 - Request of community members to fill out survey to be used in fire modeling, which will be used to guide mitigation efforts.
 - Grant included general landscape mitigation and funds for which homeowners may apply for a matching grant.

- Timeline: gather data, run models in January (will be shared with community though the winter and get community feedback), start mitigation work in spring.
 - Firewise
 - Firewise yearly report of volunteer efforts and expenses.
 - Shows that we can do work in kind for grants.
 - Helps when applying to more grants.
 - Played a big factor in MSR being selected to receive funds from the WCRFV.
 - Being a Firewise community is sometimes considered by insurance companies in adjusting rates and coverage.
 - Chipper Day was a fun neighborhood event and a great way to get rid of brush and encourage mitigation efforts.
 - Suggestion was made to send out info about contractors that people have hired.
 - Secondary escape route:
 - Traverses Cyndie and John Rippy's private property as well as private property in Glen Park.
 - Is not a recreational path.
 - Can be transversed by car (4WD).
 - Make sure to have a chain saw in escape vehicle.
 - Ask Cyndie Rippy to show you where the road is. Perhaps organize a day for people to go see the route with Cyndie.
 - Huge thanks to Cyndie and John Rippy!
 - Helicopter landing area and safe zone is at the intersection of Mountain Springs Road and Forest Glen.
 - Big thanks to Louise Marron and Tim Hasselmann for maintaining this area.
- Habitat Committee
 - Martha Cochran contacts agencies to get matching grants for weed control.
 - Cost of weed control increased this year and match from the County decreased.
 - Need more volunteers on the committee.
 - Pheromones: Jerry Fedrizzi organizes the purchase of these in January to be put up in spring. While the beetles are not as much as a threat in our area, a forestry expert (Dr. West of CSU) still suggests that we continue with the pheromones. The cost of these continues to increase. Jerry Fedrizzi gave the group a description of how the pheromones worked. The greater number of people who participate in the order, the price of the pheromones decreases.

Election of the 2026 Board of Directors

- Nominated slate for the 2026 Board of Directors:
 - Rob Agnew, Chris Fedrizzi, Louisa Morrissey, Tim O' Sullivan, Cyndie Rippy, Susan Starr, Tony Threinen. (Jennifer Tomsen agreed to be a consultant if needed).
 - Creation of Co-Treasurer and Co-Secretary as non-voting Board members to learn those roles. Aimee Agnew volunteered for Co-Treasurer and Nancy Welder volunteered to be Co-Secretary.
 - Cyndie Rippy motioned to accept the proposed slate of Board members.
 - Tim O' Sullivan motioned to second.
 - The motion for the proposed slate of Board members was approved by role-call vote of the remaining members at the meeting.

- Board members should check with Cyndie Rippy to see if they need to sign papers at the bank.
- Huge thanks to Jennifer Tomsen for her work on the previous Boards.

2026 Committee memberships

- Due to time restraints, this will be determined at the first Board meeting.

Old/new business

- Amazon deliveries have started above the gate. There are concerns:
 - Winter month driving and road conditions.
 - Security concerns with gate code being given out.
 - Impact on road.
 - Solutions to be considered by the next Board.
- Comment from Ben Young. Thank you to the current and future Board for creating a sense of community in MSR.

2026 annual meeting date

Louisa Morrissey, motion to have the next annual meeting on Saturday November 7th.

Tim O' Sullivan seconded the motion.

There were no objections voiced from the membership present at the meeting, motion passed.

Next Board meeting

Set for first week in January, Tuesday the 8th.

Meeting adjournment

Louisa Morrissey motioned to adjourn

Cyndie Rippy seconded the motion.

Motion passed on voice vote by all remaining in attendance.