

Mountain Springs Ranch HOA Regular Board Meeting
Monday January 19, 2026; 7 pm MST via Zoom
Meeting Minutes

Attendee's: Nancy Welder; Louisa Morrissey; Chris Fedrizzi; Glen Moor; Tony Threinen; Cyndie Rippy; John Rippy; Susan Starr; Gary Starr; Tom Heald; Jack Metcalf; Aimee Agnew; Rob Agnew; Kurt Peterson (Louisa Morrissey holding Jenifer Tomsen's proxy)

Rob Agnew called the meeting called to order and read the 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.
- The meeting began with introductions and technical setup, including the use of AI tools for note-taking and recording. A recording of this zoom meeting has been saved to MSR HOA 2026 Meeting Minutes folder and is available for future reference.

Meeting Minutes Approval:

Rob Agnew called for approval of meeting minutes from December 4, 2025; Cyndie Rippy made a motion to approve the minutes, Chris Fedrizzi seconded the motion, the motion was approved by all Board members present except for Tony Threinen, who abstained because he was not at the meeting on December 4, 2025.

Treasurers Report

- Approval of final 2026 budget - Cyndie Rippy presented the Treasurer's Report, noting they ended 2025 with \$608.94 in cash on hand and carried forward various amounts to reserves, including \$761.44 for fire mitigation and an unspecified amount for weed control. The board discussed the budget, all 2025 dues were collected, excess funds were allocated to road maintenance.
- Board approved 2026 budget - Louisa Morrissey motioned to accept the final 2026 Budget. Chris Fedrizzi seconded the motion. The motion was approved by all Board members present in person or by proxy. Construction deposits received in January- will be reflected in the Treasurer's report, prepaid road maintenance funds will be allocated to the road fund. Discussed proposed donations totalled \$14,000, not all had been received yet. Chris inquired about snow removal costs, Cyndie clarified that Walter Construction bills for plowing are typically not issued until the end of the snow season, with the road committee determining how to allocate funds after snow plowing costs are known with the low snow fall this year.

Committee Reports:

- Architecture committee
 - Lot 29 (Glen Moore) - Focused on the construction plans for a new house, with Kurt Peterson (Builder) providing an update on the process. Required \$5,000 deposit to the HOA before construction starts; Digital copies of the construction plans are sufficient for review. Story poles are set. Plans include a single story low profile roof. The board members agreed to arrange a site visit, with at least four board members needed to review the plans in person. Kurt Peterson offered to accompany the board members on the visit and emphasized his willingness to meet with them at any time to discuss the plans. BOT to confirm site visit time with Kurt Peterson directly.

- Road Committee
 - Road committee task force - Tom Heald presented strategic plan for reviewing and managing community roads, emphasizing need for a long-term vision beyond immediate maintenance. Proposed developing a comprehensive roadmap for the road system's future, considering factors such as climate change, seasonal variations, and the diverse needs of all road users. Tom requested feedback and collaboration from the HOA board to align on the road's strategic direction and justify associated costs.
 - Discussed strategic planning for road maintenance and funding, with Tom emphasizing the need to understand current road usage and impact before seeking funding sources. Chris Fedrizzi agreed on the importance of proactive planning and suggested completing a Google Doc for a starting point in future discussions. Rob Agnew proposed scheduling a meeting with other committee members to align on expectations and goals. The group acknowledged the complexity of the issue and the need to balance immediate needs with long-term planning, given the limited budget.
 - Discussed need for alignment before making decisions about road maintenance and neighbor communication. Agreed to review Tom's document and provide individual comments via a Google Doc before their next meeting in February or March. Cyndie Rippey suggested talking to non HOA neighbors about contributing to road maintenance and proposed clarifying road signs to reduce confusion about the start of Mountain Springs Road. Tom Heald and Louisa Morrissey discussed the historical context of the easement and need for a literature review to understand past promises and land ownership transfers. The Board has records of the original easement deed, a comprehensive legal review from 10 years ago and a more recent legal review.
 - HOA Road Future Planning: Discussed future of a road within the HOA; Amy Agnew suggested that Road Committee members review historical easement documents and legal research on easements and provide feedback; Chris Fedrizzi and Rob Agnew agreed that broader community input could be valuable after the initial board discussion/review.

- Rob Agnew will create a Road Task Force folder in the MSR Google Drive to centralize information and share it with the road committee.
 - Susan raised concerns about people not yielding to uphill traffic, highlighting the need for additional signage to clarify Colorado state law.
 - Glenn Moor mentioned having excess rock from his property that could potentially be used to build turnaround spaces for emergency vehicles on the MSR Road.
 - Rob discussed adding a specific sign to the agenda for the first road committee task force meeting. Louisa Morrissey reviewed history of road signage changes and noted that an additional sign is available to be placed once the road committee determines where it should be placed.
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- Fire Committee - Louisa Morrissey reported on ongoing wildfire mitigation efforts and grant progress. The wildfire grant modeling is taking longer than expected. There are ongoing discussions with the BLM about fire mitigation maintenance. Rob Agnew emphasized the importance of not skipping beetle pheromone treatments due to the lack of winter and cold weather.

 - Habitat Committee - Cindyie Rippy reviewed weed mitigation budget status.

 - MSR Facebook page -Rob Agnew is working to re-energize the facebook page and to include all neighbors residing within the MSR community space