

MSR BOD Meeting

2/17/26

Architectural Committee review

Lot 29 Glen and Kathy Moore Construction Plans

Meeting opened at 7:02 pm by Board President Rob Agnew

Review of meeting decorum

Attendee's:

Board members: Nancy Welder, Louisa Morrissey, Tony Threinen ,Cyndie Rippy, Rob Agnew, Aimee Crittendon (Louisa Morrissey held a proxy from Susan Starr)

Community members:Glen Moore, Tim O'Sullivan, Mike Freeman, Carrie Clark, Kurt Peterson (Builder for Glen Moore), Ryan Barnes, Jack Metcalf

Review of building plans for Lot 29, Glen and Kathy Moore

Rob Agnew Introduced the focus of the meeting which was to discuss Glenn and Kathy Moore's construction plans for Lot 29. Rob outlined the agenda, which included reviewing the plans, addressing findings from the building site visits, gathering neighbor feedback, determining if variances were required, and voting on approval. Louisa was asked to lead through the typical review process for the plans.

Review of plans

Kurt Peterson (GC) presented plans for a new house on Lot 29, emphasizing its placement at the top of an existing driveway to minimize impact on the hillside. The house is oriented to face south for views of Sopris, with low-sloping roofs and materials chosen to blend in, including dark charcoal metal for the roof and weathered gray metal siding in board and batten or shiplap styles. The developers plan to use existing boulders for retaining walls and will donate excess rocks to the HOA for road repairs and fire truck turnarounds. To respect Tim O'Sullivan's (Lot 31) view of Sopris, the house is positioned to be less intrusive, and all lights will be down-shielded with no up-lighting. Seven screening trees, 8-10 feet tall, will be planted to further shield the house from the north lot.

Board site visit findings/variance discussion

Louisa Morrissey and Susan Starr – met with Kurt Peterson at the building site; impressed with efforts to make home site less visible, product selection; no thoughts/concerns for variances.

Cyndie Rippy – site visit; no issues good site selection; no thoughts/concerns for variances.

Rob Agnew and Aimee Crittendon, – site visit, no concerns; praised Glen Moore and Kurt Peterson for working closely with Tim O'Sullivan – much appreciated; no thoughts/concerns for variances.

Tim O'Sullivan – no thoughts/concerns for variances.

Neighbor Questions/Feedback

The group discussed construction plans and concerns about the height of the house.

Michael Freeman (Lot 18) asked about the placement of story poles and confirmed that the highest points of the roof would be at poles #4 and #6 as depicted on the building plans, with a maximum height of about 22 feet from grade level. Glen Moore explained that the house might be lowered by 3 feet during excavation rather than raised, and Kurt Peterson (General Contractor) confirmed that any significant increase in height would require further HOA approval.

Michael Freeman inquired about the vegetation management around a house, with Kurt Peterson explaining they want to maintain a 10-15 foot buffer of scrub oak, which is over 100 years old, and would use a silt fence to protect this area. Michael Freeman expressed appreciation for the efforts to minimize impact, and Glenn Moore offered to add more trees if needed to address any future eyesore concerns, noting that large conifers would cost around \$1500 each.

Tim O'Sullivan (Lot 31) shared his perspective as both an HOA member and neighbor, expressing support for the project envelope but raising concerns about the challenging terrain of the ridge.

Vote on plan approval

Susan Starr not in attendance (proxy held by Louisa Morrissey)

Louisa Morrissey entered a motion to approve lot 29 building plans as presented; Cyndie Rippey seconded the motion to approve; BOD votes – 5 in favor of building plan approval for lot 29. (Note that the other 2 Board members were not present at the meeting and had not sent in proxies. The Co-secretary and Co-Treasurer were present but do not have voting priveledges.)

Old/new business

- Next Board meeting

Monday April 20th 2026 7:00PM

Meeting Adjournment:

Cyndie Rippey motioned to adjourn the meeting

Rob Agnew seconded the motion

The motion was passed by all board members present in person or by proxy.

Meeting adjourned at 7:35 pm MST