

MSR HOA Board Meeting Minutes

4/13/26

Attendees:

Board members: Nancy Welder; Louisa Morrissey; Rob and Aimee Agnew; Jennifer Tomsen; Cyndie Rippy

Community members: Tim Banghart; Glen and Kathy Moore; Ryan Barnes; Ed Walters; John Rippy; Jerry Fedrizzi;

Meeting Overview:

The Mountain Springs Ranch HOA board held their quarterly meeting to discuss road maintenance, fire safety, and community updates. The primary focus was on addressing a road slide issue above the concrete barriers that required immediate attention. The board approved moving forward with necessary repairs, including fixing the culvert and installing an interceptor trench. The Fire Committee provided updates on wildfire mitigation efforts, including a modeling study scheduled for completion next week and upcoming home assessments. The board also discussed concerns about Amazon delivery traffic impacting road maintenance and considered implementing a community mail drop system, though they decided to gather more data before proceeding. Discussed the need to review the \$5,000 construction deposit policy, suggesting it should be non-refundable rather than fully refundable as currently practiced.

The quarterly HOA board meeting began with Rob Agnew welcoming attendees and reviewing the agenda.

Approval of Meeting Minutes:

First agenda item is to review and approve the meeting minutes from January 19, 2026 and the meeting minutes from February 17th, 2026. Louisa Morrissey motioned to approved both the January 19th meeting minutes and the February 17th meeting minutes, Rob Agnew seconded the motion. Meeting minutes approved.

Treasurer Report:

Cindie Rippy presented the Treasurer's Report, explaining that she had to redo the reports from January due to a software glitch, resulting in \$14,500 in additional contributions for road maintenance. The board now has \$100,337 for road maintenance and \$1,200 in the fire budget for this year after adding \$238.56. No questions were raised about the financial report.

Next steps:

- Louisa Morrissey: Check if the current annual budget is posted on the Mountain Springs Ranch website and ensure Ryan Barnes (and others) can access it.

Architecture Committee Updates:

The group met to discuss ongoing construction projects in the Hidden Glen area.

Next steps:

- Rob Agnew: Add the topic of revisiting the construction deposit policy (potentially making it non-refundable or partially refundable as a road fee) to the agenda for the next board meeting.
- Ryan Barnes: Email a copy of the example architectural/construction deposit policy document to the board for reference.
- Rob Agnew: Add information about maximum vehicle/equipment lengths successfully navigated up the road to the Google Drive/architectural information repository for future reference

Road Committee:

The meeting covered discussions about the snowplow budget and road maintenance issues. Ed Walters reported that this year's snowplowing was small compared to previous years, requiring only 2 machines and 1 plow truck for about 3 plowings. A more significant concern was identified regarding a road hazard where water was running horizontally under the road surface, creating a safety risk. Ed Walters recommended proactively digging a 3-4 foot ditch, installing a soil separator, and filling with screened rock to address the issue before it becomes more severe.

The group discussed the urgent need to repair the road at this site, with Cyndie Rippy emphasizing that immediate action is necessary to prevent further damage. Louisa Morrissey made a motion to address immediate repairs to the area above the concrete barriers, which was seconded by Cyndie Rippy and the MSR BOD approved unanimously. Cyndie Rippy emphasized the importance of not delaying the road committee's work for the rest of the year while addressing the current issues. Ed Walters proposed placing cones to mark the location of an interceptor trench to address road issues caused by water pressure. The group discussed involving experts like Blake Morgan, Matt Graham, John Rippy, and others to assess the situation and provide guidance. Rob Agnew suggested sending an email to the identified experts and the board to gather feedback on Ed's proposal before proceeding with the trench placement.

Ed Walters explained the road's current condition, noting that while it looks good now, the road's foundation and gravel base have deteriorated over time due to increased traffic and construction. The discussion concluded with Ed Walters offering to provide a budget proposal for minimum repairs, including fixing washboards and the culvert, while leaving more significant reconstruction options for future consideration. Louisa Morrissey raised questions about using \$14,000 in donated funds for road improvements, suggesting a budget review by the road committee. Ed Walters explained current challenges including rising material costs and limited road base supply in the valley. The conversation ended with agreement to schedule a road walk by the Road Committee. When the road walk is completed, the group should consider using wooden stakes to identify/mark areas needing attention. The Road Committee and Board could consider alternative materials like rotomill instead of gravel depending on cost.

Ed Walters reported that a road issue addressed over the winter (sink hole repair) costs would be included in the Snow Plow invoice which will be submitted to the treasurer in the coming weeks.

Next steps:

- Ed Walters: Place cones marking the proposed location and length for the interceptor trench above the concrete barriers on the road, and await feedback from the identified group of experts and board members.
- Rob Agnew: Send an email to Ed Walters, the board, and relevant road committee/expert group (including Blake Morgan, Matt Graham, John Rippy, Ryan Barnes, Glen Moore, Chris Fedrizzi, and others as appropriate) notifying them of the upcoming repair, request for feedback on the proposed interceptor trench location/length, and request input before the work proceeds.
- Rob Agnew: Coordinate with Ed Walters, Chris Fedrizzi, and other road committee members to schedule a road walkthrough/drive to assess and prioritize additional road maintenance and develop a budget for the year.

Fire Committee Report

Louisa Morrissey provided updates on wildfire mitigation efforts. The grant from the Wildfire Collaborative of the Roaring Fork Valley (WCRFV) will provide approximately \$280,000 for mitigation in the 3 and 4 mile areas including Mountain Springs Ranch. A modeling study is being done by the WCRFV in order to guide mitigation efforts. It is scheduled for completion next week and Louisa Morrissey is hoping for a community meeting in May to discuss the findings. The fire committee also discussed home assessments with the Glenwood Springs Fire Department, upcoming pheromone orders, and potential BLM maintenance work on west flanks of Mountain Springs Ranch. Louisa Morrissey mentioned plans to attend Colorado River Wildfire Collaborative meetings and distribute a spring newsletter.

Cyndie Rippy reported that the Fire Egress Road is now fully open thanks to John Fetzko's (Glen Park) efforts in clearing downed trees.

Next steps:

- Louisa Morrissey: Email out upcoming dates for home assessments by the Glenwood Springs Fire Department for those interested in fire hardening.

Discussion:

Community Mailbox The board discussed implementing a community mailbox system. The group agreed to gather data from residents about delivery needs before pursuing any implementation, recognizing that Amazon and UPS deliveries might contribute to road traffic concerns on the road.

Construction Deposit Policy:

John Rippy raised concerns about the current practice of fully refunding the \$5,000 construction road damage deposit, suggesting it should be non-refundable or partially refundable due to road damage from construction traffic. Ryan Barnes offered to share examples of how other communities handle similar deposits.

The board decided to add both topics to the agenda for their next meeting on July 13th

The group also discussed using the Mountain Springs Ranch Facebook page more effectively for community communication

Next MSR BOD meeting to be scheduled for Monday 7/13/26 @ 7:00PM