

## **MSR BOD Meeting**

**5/28/26**

**Attendees: Nancy Welder; Louisa Morrissey; Glen Moore; Rob and Aimee Agnew; Ryan Barnes; Jennifer Tomsen; Cyndie and John Rippey; Tony Threinen ; Louisa Marron**

### **Meeting Overview:**

The Mountain Springs Ranch HOA board meeting focused on three main topics: approval of April meeting minutes, architectural committee review of Lot 4 construction plans, and road committee summer maintenance updates. The board approved the minutes with minor corrections and discussed the Lot 4 construction project, plans were generally accepted with some neighbor concerns addressed, including view issues and story pole visibility. The board approved excavation to begin with contingency requirements for benchmark measurements and final elevation confirmation. Regarding road maintenance, the board reviewed a \$71,000 proposal for asphalt milling on a portion of the road but expressed concerns about spending the entire summer road budget on one section, it was suggested the funds should be spread across the entire community for broader maintenance needs. The board also discussed changing construction deposits from refundable to non-refundable to address road damage from construction traffic, with Aimee Agnew volunteering to draft policy updates for future consideration.

The HOA board meeting came to order with Rob Agnew welcoming attendees and reviewing the agenda. First agenda topic approval of the minutes from the April 23<sup>rd</sup> 2026 meetings. Louisa Morrissey motioned to approve, Cyndie Rippey seconded the motion. Board approved.

### **Architectural Committee Lot Review**

The architectural committee reviewed lot 4 with Cyndie Rippey leading the discussion. Neighbors have been working collaboratively to address concerns about the building site, including view issues and story pole visibility. Chris Fedrizzi requested an informal grading plan and benchmark to show the final disturbed area and elevation, which the Agnew's agreed to explore further by reaching out to Mr. Fedrizzi for clarification on the specific requirements. Louisa Morrissey motioned to approve the Agnew's excavation plan for lot 4. Cyndie Rippey seconded the motion. The board approved Rob and Aimee's excavation plans for Lot 4 with a contingency that the final height must meet the established benchmark and match the plans.

Rob and Aimee agreed to avoid reinstalling story poles by using a benchmark system to verify excavation

depths, with Rob Agnew committing to document the process properly.

- Next steps:
- Rob Agnew will send an email to Chris Fedrizzi (and the board) to clarify the benchmark and grading plan requirements, and include an informal grading plan and benchmark documentation for Lot 4.

## **Road Maintenance Budget Discussion**

The board also discussed road maintenance updates, noting that while they received a proposal from Ed Walters, the road committee needs to reconvene when Chris Fedrizzi returns to review and make recommendations on the summer maintenance and repair plans.

The board discussed a \$71,000 proposal from Ed Walters for road maintenance, with Cyndie Rippy and Louisa Morrissey expressing concerns about the budget allocation and suggesting a more targeted approach. They debated whether to start the rotomill work at the bottom of the road or at Austin Cavanaugh's house, with Louisa Morrissey advocating for spreading the funds across the entire community rather than focusing on one section. Rob Agnew agreed with their feedback and committed to discussing the proposal with the road committee.

Next steps:

- Road Committee (Rob Agnew, Chris Fedrizzi, Tom Heald, Tim O'Sullivan, , Ed Walters): will review Ed Walters road maintenance proposal, discuss options for road work prioritization and budget allocation, and prepare a recommendation for the July board meeting. Work with the road committee to develop a summer road maintenance recommendation, including consideration of testing the rotomill on a small section and prioritizing community-wide maintenance, for the July board meeting.
- Cyndie Rippy will verify with Ed regarding the \$1,617 proposal to confirm if payment is required for recent road repairs near Austin Cavanaugh's house.

## **Construction Deposit Policy Changes**

The board discussed changing construction deposits from refundable to non-refundable to address road maintenance costs due to increased traffic and wear. Glenn Moore offered to donate \$5,000 toward a fire truck turnaround project, which would require approximately \$10,000 in total construction costs. More discussion is needed on the fire truck turnaround as these funds would come from the Road Maintenance fund. The board agreed to have Aimee Agnew draft updates to the architectural policy to implement the non-refundable deposit change, which will be reviewed and voted on at the next board meeting scheduled for July 13, 2026.

Next steps:

- Louisa Morrissey will forward Ryan Barnes road fee/road maintenance policy analysis to the full board if not already done.
- Aimee Agnew will provide a draft policy update for review on the July 13, 2026 meeting.

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

Cyndie Rippey Motion to Adjourn. Rob Agnew Second the motion. Meeting adjourned at 7:41PM.