

**Mountain Springs Ranch HOA Board Meeting
Monday July 13, 2026; 7 pm MST via Zoom
Meeting Minutes**

Meeting attendee's:

Nancy Welder; Louisa Morrissey; Blake Morgan; Jack Metcalf; Aimee Agnew; Rob Agnew; Ed Walters; Cyndie Rippy; Michael Freeman; Sean Elias; Ryan Barnes; Chris Fedrizzi; Mike Green; Tony Threinen
proxy held by Louisa Morrissey

7:00 PM Meeting called to Order by Rob Agnew:

- 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 1 request to modify communication from the President or meeting facilitator. If it happens again the person will be removed from the meeting. Community member comments: limit to 3 minutes, keep comments **concise & constructive**.

Community comments:

- Michael Freeman wanted to thank the Board for all they have done trying to address the road concerns.

- May 28, 2026 meeting minutes were approved; Louisa Morrissey motioned to approve the minutes/Cyndie Rippy seconded the motion. The motion was approved by all Board members present.

Treasurers Report

Committee discussions:

- Architecture committee
 - The board discussed changing the construction deposit policy. Aimee Agnew identified three existing MSR documents (policies) needing updates to redirect non-refundable remaining funds from property owners to the HOA budget after road repairs.
 - MSR policy concerning construction procedures:
 - MSR policy: construction cash accounts:
 - Road Rules
 - These documents are available on the HOA website: www.mountainspringsranchco.com
 - Several board and community members expressed concerns about fairness to remaining property owners who would be affected by the new policy, with Sean Elias and Chris Fedrizzi questioning whether the impact would be meaningful given the limited number of remaining lots. Ryan Barnes suggested a partially refundable policy structure similar to other HOA models.
 - The board agreed to continue the discussion at the next meeting with Aimee Agnew preparing draft language that distinguishes between different types and sizes of construction projects.
 - Next Steps:
Aimee Agnew: Draft revised policies for construction deposits, considering a structure with a non-refundable road impact fee and a refundable damage deposit, and provide drafts to the board for review.
- Road Committee
 - o Road Task Force update/recommendations for road improvements Discussion:

The Road Committees recommendations for road maintenance were presented to attendees. Rob Agnew presented a road budget proposal of \$82,000, including \$15K for an interceptor drainage project (previously approved by the board), \$4K for secondary ditches and culverts, \$5K for secondary road repairs, \$12K for road base, and \$35K for a half-mile section using rotomill technology near Austin Cavanaugh's home at the bottom of the MSR road.

- Attendees discussed proposed road maintenance recommendation budget concerns, including the committee's recommendation to allot 43% of the budget on a half-mile section of the road. Alternative approaches to road improvements were discussed including using rotomill instead of mag chloride and implementing twice-yearly maintenance rather than catch-up work in spring.

Chris Fedrizzi supported the rotomill approach, noting it provides better value due to lower trucking and material costs compared to traditional road base methods.

Louisa Morrissey expressed concern about spending 43% of the maintenance budget on a half-mile experimental section, suggesting the money should be distributed across more of the road to benefit a larger portion of the community.

The group discussed road infrastructure issues, focusing on a water management solution for an interceptor ditch (previously approved by the board). Ed Walters explained that after consulting with Dave Force, they decided to redirect water away from the road entirely rather than installing a new culvert, which would have been costly.

The discussion then shifted to road surface problems, with Ed Walters noting that the current jaw run substrate is wearing off, causing safety concerns with five flat tires reported in the past month. Ed Walters proposed using John Rippey's cheaper aggregate material to temporarily repair the road surface while planning for a more permanent solution like rotomilling.

Attendees discussed using rotomill versus road base for road repairs, with Blake Morgan proposing to use the budgeted half-mile section for targeted repairs in areas with disturbed substrate rather than a continuous section. Chris Fedrizzi pointed out significant cost differences between rotomill and road base, noting that road base costs about 2X more plus higher trucking costs. Blake Morgan and Ed Walters emphasized the importance of proper road maintenance twice yearly to prevent costly repairs later, suggesting a proactive approach rather than reactive repairs. Aimee Agnew supported the pilot project approach as a proactive measure for the community's long-term road maintenance needs.

The group discussed road maintenance options, with Blake Morgan advocating for investing in more expensive but maintainable solutions to save money long-term. Louisa Morrissey expressed concern about prioritizing road repairs to the areas of the road where the substrate is at the surface and needs immediate attention and that funds should be prioritized to save the road and cover the substrate. She felt that this was a better expense of funds than trying out rotomill.

Ed Walters and Blake Morgan explained that rotomilled sections would likely perform better in winter conditions than regular asphalt due to better traction and faster melting. The conversation ended with Tony Threinen's proxy representative (Louisa Morrissey) expressing his concerns about the rotomill being too much of the budget and suggesting it should be used in areas that would benefit more community-wide rather than the lower road.

Louisa Morrissey emphasized that the road budget funds must benefit the entire community. She also noted that the application of rotomill is a change and noted the need to address aesthetics and the balance between maintaining a rural gravel road versus improving it, with plans to discuss this topic further at the annual meeting.

Overall, the conversation centered on the economics of rotomill vs. roadbase.

A motion was made by Rob Agnew/second by Chris Fedrizzi to approve the road repair budget of approximately \$82,000 to include the use of rotomill where appropriate to protect the jaw run and substrate. Board members Rob Agnew, Chris Fedrizzi, and Cyndie Rippy voted in favor. Louisa Morrissey voted no because she would like to restate the motion. Tony Threinen (per proxy) voted against the measure. Motion passed.

Louisa Morrissey made a motion to approve the road budget of \$82,000 with the contingencies that the Road Committee uses that money as a priority to repair the areas of the road in which the pit run is exposed and the areas that are at risk and that the committee uses its judgement to use this budget in a way that will benefit the most for our community.. Rob Agnew seconded the motion. Rob Agnew, Chris Fedrizzi, Cyndie Rippy and Louisa Morrissey voted to approve. Louisa Morrissey voted no for Tony Threinen. Motion passed

- Fire Committee
 - Louisa Morrissey reported that while MSR didn't receive the expected \$300,000 grant from the Wildfire Collaborative of the Roaring Fork Valley for Mountain Springs Ranch, the BLM confirmed they will re-treat treatment areas on the western flank of MSR starting in October.
 - The committee is also pursuing a new Forest Restoration and Wildfire Risk Mitigation Grant through the Colorado State Forest Service, with Jeff Fedrizzi and Leslie Carrier working on the draft proposal.
 - The Colorado River Wildfire Collaborative expressed interest in working on mitigation projects in South Canyon, t
 - The Fire committee is planning Chipper Day for late September or early October.
 - For any owners interested in fire mitigation, Tim Hasselman's is experienced and has capability to perform fire mitigation with forest mulcher equipment. Chris Fedrizzi endorsed his work.
 - Next Steps:
 - Louisa Morrissey: Ask Jeff Federizzi about creating a better property map for Mountain Springs Ranch. Amy Agnew offered her GIS expertise to assist.
 - Louisa Morrissey: Send out the Fire Committee report to the neighborhood after the meeting.
 - Louisa Morrissey: Send out a "save the date" notice for Chipper Day, planned for late September/early October.
- Habitat Committee
 - No updates at this meeting

Old/new business

- Susan Starr - appreciation for service & replacement BoD member

- The board thanks Susan Starr for her many contributions to the MSR community over the years. The community wishes the Stars well.
- Louisa Morrissey nominated Nancy Welder to replace Susan Starr as a voting member on the board. Cyndie Rippy seconded the nomination. The appointment was unanimously approved the appointment by all Board members present and by proxy.
- Thank you to Vicky and Jeff Velasquez for painting the gate frame post repairs. The MSR community appreciates your help!
- Gate keypad: considerations for repair or replacement
 - Ongoing issues with the gate keypad and landline were discussed. Chris Fedrizzi agreed to follow up with Gary Starr about modernizing the system and potentially eliminating the \$79.66 monthly landline charge.
- Amazon deliveries – revisit topic during the Nov 2026 Annual Meeting
- Board to explore Mailbox & package delivery options - consider distributing a member questionnaire for the community
- Aimee Agnew has looked into higher yield savings accounts for the HOA and will follow up with Cyndie Rippy.
- The next board meeting was scheduled for October 5th to approve the budget before the November membership meeting.
- Meeting adjournment - Louisa Morrissey made a motion to adjourn the meeting/Cyndie Rippey seconded the motion. The motion was approved by all Board members present. The meeting adjourned at 9:16 pm MST.