



## H O R S E   R A N C H   H O M E O W N E R S   A S S O C I A T I O N

### **2022 Annual Meeting**

The HRHA held its annual meeting at 3 pm, Sept 11, 2022, outdoors at the Snowmass Chapel building with a Zoom link. HOA president George Falk, manager Mike Sura and fellow Board members Norbert Hansch, Jack Kennedy, Tag Liebel, Robin Smith, Tom Wenzel and Pete Thomas. A quorum (45 owners) was established.

A. Reading of the 2021 Annual Meeting Minutes was waived. The minutes were accepted by the membership as is, with one owner objecting.

B. Kevin Van Ohlen of Snowmass Lawn spoke and handed out info regarding upcoming plans for Pasture B, the Carroll Tack Barn and progress made on thistle eradication. Board members Peter and Norbert reported on the letter they drafted to SLC and Pitkin County about the Declarant's duty to care for the land, being posted to our website. A lengthy discussion (about pasture & its assessed value, the water supply, SLC ownership) ensued.

C. Mike Sura, manager, reported on: his credentials, the HR hot line phone, his HR email, parking violations successes, and rental-property monitoring.

D. Robin reviewed the Financials; the word "replacement" will be stricken from Balance Sheet > Assets > Fixed Assets > listing which was titled "Entry Sign Replacement."

E. George will send out an email survey to all owners regarding preferences on dates for Annual Meetings.

F. One owner asked about moving the TOSV Shuttle Bus Route 8's highest stop to the top circle, Stirrup Circle.

G. The makeup of the current Board, length of service on it for each member, and the issue of establishing term limits were all discussed. However, it was determined that any discussion on term limits at this time would be moot: Article IV, #4.4 Election of Directors, of Horse Ranch HOA By-Laws, states that no limit can be placed on the number of terms that a Director may serve.

H. One member presented a litany of complaints about: the previous manager, term limits, the pastures, and the frequency of Board meetings. The inaccurate parts were corrected and then explained by the Board president.

I. Discussion was held about seeking new Board members in the future. A nominating committee will be created, comprised of one retiring Board member plus 2 owners, in order to seek candidates for election to the Board at the 2023 Annual Meeting. (George Falk, Bill Henderson, Markey Butler, Marilyn Seltzer and Steve Newton volunteered.)

J. Nominations were opened for election for the term Sept. 2022 - Sept. 2023. All current Board members stood for reelection, and one nomination, for John Orton, was made from the floor. The election was held via a written, secret ballot. The entire Board was reelected. Votes received: Peter Thomas – 43; Robin Smith – 42; Tag Liebel – 40; Jack Kennedy – 40; Tom Wenzel – 39; George Falk – 35; Norbert Hansch – 33; John Orton – 13.

K. George made a motion to adjourn the meeting, it was seconded, and the meeting ended at 5:30 pm. Refreshments, set up by the Hansch and Liebel families, followed the meeting's end.

Respectfully submitted,

Robin Smith, secretary to the Horse Ranch HOA Board of Directors