



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

2023 Annual Meeting

The HR HOA held its annual meeting at 3 pm, Aug 24, 2023 at the Snowmass Chapel building. HOA president George Falk, manager Mike Sura and fellow Board members Norbert Hansch, Barbara Long, Tag Liebel, Robin Smith, Tom Wenzel and Pete Thomas attended. A quorum (37 owners) was established and 53 people attended.

A. Reading of the 2021 Annual Meeting Minutes was waived – hard copies were available.

B. Kevin Van Ohlen of Snowmass Lawn reported: barn is painted; skid loader is stored there per TOSV request; restoration progress of the upper pasture (which is owned by Snowmass Land Co, not by HOA) was discussed; entry cottonwoods were pruned; thistles were dealt with.

C. Mike Sura, manager, reported that the neighborhood has been relatively quiet; please use his HR hot line phone and email for issues; any speeding issues go to TOSV police not to the HOA; issues with thistle mitigation got to Pitkin County.

D. Financials: Robin passed out itemized reports & briefly summarized them.

E. Exterior Changes projects: Barbara emphasized that all projects go to the DRC, whereupon we can approve or not. In regards to the zipline/treehouse on Branding Lane, George reported that we, the town and the DRC are in the process of dealing with it.

F. Tag outlined the process that the Board, assisted by the nominating committee members, followed in order to present 3 new candidates for the Board. He also acknowledged the contributions of former Director Jack Kennedy and his many years of service. Marilyn Seltzer then read the bios of the 3 candidates Elissa Topol, Monica Nassif and Diane Tanner. Ballots were passed out, Steve Briggs counted, and the new Board is Norbert Hansch, Barbara Long, Monica Nassif, Robin Smith, Diane Tanner, Pete Thomas, and Elissa Topol.

G. The meeting was adjourned at 5 pm. Refreshments, set up by the Hansch and Liebel families, followed.

Respectfully submitted,

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