



**HORSE RANCH HOMEOWNER'S ASSOCIATION (HRHOA) ANNUAL MEETING MINUTES
AUGUST 22, 2024 - SNOWMASS CHAPEL
MEETING 4-5 FOLLOWED BY RECEPTION 5-7**

Norbert welcomed all to the Horse Ranch Homeowner's Association Annual Meeting and introduced current Board Members:

Norbert Hansch, President
Peter Thomas, Vice President (unable to attend)
Elissa Topol, Secretary
Robin Smith, Treasurer
Barbara Long, Design Review Committee
Diane Tanner, Communications
Monica Nassif, WEB site Development

Quorum for meeting met with 43 individuals representing 35 lots along with 5 proxies.

Current Board was elected for coming year.

LAUREN MARTENSON-SNOWMASS ANIMAL SERVICES OFFICER presented information related to bears and coyotes in our neighborhood. Numbers have increased this year due to lower food supply which has increased the need to be more vigilant. Lauren appreciates being informed of any known activity. Please see WEB site with specifics from her presentation.

Norbert suggested homeowner's contact **John Mele, Fire Marshal** for home fire risk evaluation.

2023 ANNUAL MEETING MINUTES approved

2024 BUDGET approved

ANNUAL BUSINESS CONSIDERED DURING BOARD'S MONTHLY MEETINGS

PROPERTY MANAGEMENT-Norbert reported that at last year's HOA meeting, the Board was asked to look into the possibility of hiring a property management firm. After extensive research by Monica and Diane, the Board reviewed the in-depth, extensive proposals and determined that for now to continue with the HR HOA Board, Mike Sura as Property Manager and hiring Debbie Birch, a Professional Bookkeeper. Annual dues would have to be raised considerably to cover the cost of a property management company and we currently have internally the needed skill sets. Specifically:

Norbert Hansch as a member of SHOA provides that link to the community.
Robin Smith will continue as Treasurer with Debbie's additional support.
Robin provides history and context for many aspects of HRHOA.
Monica and Robin will review and modify the WEB site.
Diane Tanner will continue to develop community communications.
Barbara Long has a history with Design Review process.
Peter Thomas, lawyer.
Elissa Secretary and other communications.

MIKE SURA, HR PROPERTY MANAGER- Mike reported that generally things going well.

- Meadow cut for wild fire mitigation. Weed mitigation excellent this year.
 - Mud problem with heavy rains coming from the cliffs & trail at top of Horse Ranch. Mike and Norbert will attend Snowmass Water and Sanitation Meeting.
 - Speed sign installed. Suggestion to request speed sign going down the hill perhaps by Trail Rider. Question asked as to when speed changed from 25 to 20 and does it make any sense to go back to 25mph?
 - Rentals controlled.
 - Construction has been very active with monitoring of work and permits.
- To contact Mike: Manager.HorseRanchHOA@gmail.com

DESIGN REVIEW COMMITTEE Barbara Long reviewed the policy and procedure that has been reinstituted this year that mandates HR HOA approval before final approval by SHOA (Snowmass Homeowner's Association). The play structure of concern was approved by SHOA without going through a HR HOA approval process. Board representatives met with the owners and are formalizing an agreement designating under what conditions and timing that the removal of the structure would occur.

Please see **DOG RUN** and **LIGHTING GUIDELINES** on **HR HOA WEB site**.

COMMUNICATION-Quarterly emailed newsletters and email blast updates were instituted and will continue. WEB site content continues to be updated with historical and most recent relevant information for homeowners.

THIS COMING YEAR, THE HR HOA BOARD WILL BE CONSIDERING THE FOLLOWING:

BY-LAWS REVIEW to include consideration of term limits for HR HOA Board, relevance since first developed, etc.

NOMINATING COMMITTEE to formalize nominations and election process

WEB SITE Review and updated to include consideration of private, password protected side with homeowner's information. Re-key all previously scanned documents so an owner can search with Word

REPAVING OF EYEBROWS that are owned by HRHOA, not the town of Snowmass Ex: Colt Circle

MONITOR EFFECTS OF SPEED SIGN

NEW BUSINESS

Jon Orton requested consideration of raising dues to create a reserve fund for potential funding needs. Decision: Board will review and report back. [see treasurer's addendum below.]

MEETING ADJORNED-RECEPTION FOLLOWED

Respectfully submitted, Elissa Topol, HRHOA Board Secretary

ADDENDUM TO MINUTES FROM ROBIN SMITH, TREASURER

- All dues were paid in full for 2024.
- Our liquid assets total \$137,967.07-a combination of bank account and a \$98,586.57 reserve fund CD.
- Expenses to date (Jan to end of July) are at 65% of costs as allocated in our 2024 Budget.
- Exciting news for owners who requested a 1-click invoice that can be paid online with a credit card: the QB system is operational and our 2025 dues (and design fees & rental registrations) will be handled this way.

Several owners felt our dues were low, compared to the HOA fees they pay regarding to their condo associations for other properties. Context: HOA dues for condos cover: roof replacement, common wall painting & issues, land around the building(s), garbage collection, exterior & interior hallway lighting, water usage, & plumbing issues. HOA dues for single-family homes (HR) do not cover any of this (each owner is responsible for these expenses individually).

Then our fees were compared to those of Fox Run and Two Creeks. Context: HOA dues for both of those subdivisions cover snowplowing their roads (all private) & road repaving, trash & solid waste collection. FoxR also incurs the expenses of their 1.5 acre pond & 36 acres of common land's irrigation; 2Cr dues also covers water & sanitation bills for all homes, plus ski trail maintenance & grooming, their snowcat, its maintenance & diesel. HR doesn't incur any of those expenses.