



HORSE RANCH HOMEOWNER'S ASSOCIATION (HR HOA) ANNUAL MEETING

BOARD MEETING MINUTES

AUGUST 28, 2025, 4:00 p.m.

Snowmass Chapel

Approved by BOD 10/15/25; needs HOA approval at next Annual Meeting in 2026

ATTENDING: Board Members: Elissa Topol (President), Barbara Long, Monica Nassif (Secretary) Robin Smith (Treasurer), Norbert Hansch (Vice President), Diane Tanner and Mike Sura (Property Manager). In addition, we had representatives from 28 Lots sign in for the meeting, as well as 16 Proxies.

1. Welcome. Elissa Topol introduced current Board of Directors (BOD) and Mike Sura, Property Manager.
2. Fire Mitigation. John Mele, Fire Marshall of the Roaring Fork Fire Rescue, spoke to the group about three key elements to reduce fire risk: Mitigate fire hazards, ensure healthy forests and active community participation and resiliency. He offered the services of the Fire Department for property evaluations: direct 970-920-5992, mobile 970-376-5526, email jmele@roaringforkfire.org and roaringforkfire.org
3. Snowmass Homeowner's Association (SHOA) Representation. Gene Burrus, President of SHOA, shared his concern about SkiCo's plan to create employee housing (30+ units) on the parcel of land it owns near the Divide HOA and the Ditch Trail. Gene shared that SkiCo's plans would be a revision to the Town of Snowmass Village's (TOSV) original Planned Unit Development (PUD).
4. Quorum. There were representatives from 28 Lots in attendance with an additional 16 proxies. A Quorum was reached (32 required by our Bylaws).
5. Minutes from August 22, 2024, were approved by all attendees.
6. Treasurer Report. Robin Smith handed out the Balance Sheet and P&L for January 1, 2025, through August 15, 2025, along with the full-year 2025 budget and the completed 2024 P&L. (See attached.)
7. President's Report. Elissa Topol recapped the Board's accomplishments of the past year:
 - a. Speeding signs. Two solar signs are now on Horse Ranch Drive (HRD) – one going up and one going down.
 - b. Mud erosion at top of Horse Ranch Drive: HR HOA paid for a legal analysis of this, which stemmed from Horse Ranch's underground water tank. The Town of Snowmass Village (TOSV) and Department of Water & Sanitation cleaned up the ditch that runs along the easement road to the underground water tank, added three check dams and dug a retention basin at the apex of the erosion.
 - c. The three private roads, or circles -- Mustang, Colt and Stirrup -- were resealed and paid for by the HR HOA.
 - d. The editing and updating of the Bylaws commenced.
 - e. Formal policies and procedures for nomination and electing Board of Directors members were created.
 - f. Web information continued to be updated on ongoing basis.
 - g. Newsletters and email communications sent to HOA members informed.
 - h. Design Review Committee continued to review ongoing renovation proposals which have increased during the past year.

- i. Mike Sura continued to alert BOD to issues with rentals, lighting, parking, etc.
 - j. We retained a new bookkeeper and moved to online payment and receipt service.
 - k. Mayor Alyssa Shenk, a HR homeowner, attended a BOD meeting to keep us informed of issues in our HOA.
 - l. The BOD voted unanimously against installing landscaping and/or flower treatments near the wooden Horse Ranch sign. The Board cited install costs of plantings and irrigation system, ongoing maintenance charges and prudent use of irrigation.
8. Voting for new board members. All seven candidates were voted in as directors per a quorum of 32 ballots—in person and via proxies. Board members include Norbert Hansch, Barbara Long, Monica Nassif, John Orton, Robin Smith, Diane Tanner and Elissa Topol.
9. New Business
- a. Marilyn Seltzer requested to be better informed about maintenance to the three eyebrows when repaving occurs.
 - b. Kathy Orton asked if the financials were on a cost or accrual basis. (Currently, on a cash basis.)
 - c. John Orton asked who is responsible for removing the Aspen tree suckers along HRD.
 - d. George Falk suggested planting flowers near the Branding Lane entrance.
 - e. Bill Henderson recommended name/lot # on each ballot for next annual meeting.

Meeting adjourned at 5:45 p.m. Followed by a reception.

Respectfully submitted,

Monica Nassif

Secretary