SNOWMASS HOMEOWNERS' ASSOCIATION, INC.

Gene Burrus, President – 2026
Jami Lee Ferraro, Secretary/Treasurer – 2026
Glenn Clements, Director – 2027
Worthe Holt, Director – 2026
Mark Hammer, Director - 2026
Jack Lafield, Vice President – 2028
Eric Mangelsen – Director - 2027
Patrick Keelty, Director - 2028
Norbert Hansch, Director – 2028

RECORD OF DIRECTORS' MEETING PROCEEDINGS

A meeting of the Board of Directors of the Snowmass Homeowners Association, Inc. was held on Thursday, June 4, 2026, at 2:00PM Mountain Time via Microsoft Team teleconference.

ITEM NO. 1: Call to Order & Establish Quorum – Mr. Burrus called the meeting to order at 2:09PM.

Directors Present Included: Gene Burrus, President, Jami Lee Ferraro, Secretary/Treasurer, Jack Lafield, Vice President, Glenn Clements, Director, Worth Holt, Director, Norbert Hansch, Director, Eric Mangelsen, Director and Patrick Keelty, Director.

Directors Not Present: Mark Hammer, Director

Others Present: John Kenny, Tyler Newton and Val Loughman, of the Romero Group.

ITEM NO. 2: Determine a Quorum Present: It was determined that a quorum of board members was present.

ITEM NO. 3: Approval of Minutes from Board meeting October 16, 2025.

Mr. Burrus asked for a motion to approve the meeting minutes as presented from the previous meeting held on October 16, 2025; Mr. Lafield motioned to approve the minutes as presented; seconded by Mr. Holt.

The motion passed unanimously.

ITEM NO. 4: Open Forum – No Discussion

ITEM NO. 5: Financials –Review of Financials – Mr. Newton provided an update of financials through 1st quarter 2026 and asked for any questions from the Board. Mr. Burrus asked for the status of collections of overdue assessments and proposed a $200 fee for non-payment. Management stated they will continue to reach out to delinquent owners electronically and via USPS in efforts to collect a balance of approximately $27,500.

ITEM NO. 6: Old Business – Managers Report

Weed Mitigation – Mr. Kenny mentioned this summer weed mitigation will begin in mid-June, and TRG maintenance will start in problem areas within Melton Ranch and then moving to all common space areas with noxious weeds, as done each year.

Fire Mitigation – Management stated John Mele, Fire Marshall, was retiring from Roaring Fork Fire Department. Mr. Mele suggested that the HOA have Western Resource Management (WTM) be contacted to administer the fire mitigation this year. They are the company that has been cutting and thinning areas for several years. Management said they will contact WTM for their services to utilize the funds allocated by the HOA for the fire mitigation in 2026. Mr. Burrus will be assisting management and WRM to determine the areas to be addressed and asked Mr. Mangelsen if he could assist with the project. Mr. Mangelsen stated he would be able to assist after discussing the estimate time commitment. The Board all agreed, asking Mr. Mele to also be involved in the fire mitigation project and the compensation fee discussed.

Boulder Wall in Wood Run – Management gave the Board an update on an unauthorized retaining wall. There was discussion on the next steps and moving forward with legal action.

Other Discussion:

- Mr. Burrus mentioned interaction with TOSV regarding major PUD amendments.
- Mr. Burrus asked expiring Board members in 2026 if they would like to remain on the Board. All agreed to serve another term in the same positions.

Adjournment: Mr. Burrus adjourned the meeting at 2:45 PM MST.

The foregoing minutes constitute a true and correct copy of the minutes of the above-mentioned meeting and were approved by the Members of the Snowmass Homeowner Association, Inc.

October 29, 2026
Date of Approval

Snowmass Homeowners Association
Secretary / Treasurer
Jami Lee Ferraro