

Board Candidate Bios:

Rob Cleve: I'm beginning my 5th year living in Ranch of the Rockies full time. As a retired university professor of International Psychology, I was able to travel around the globe and work with a very diverse range of people. It gave me the opportunity to embrace many divergent ideas and understand different points of view. Prior to moving to Colorado, I lived in Chicago and the Detroit area. I've served on several HOA boards, the most recent for my condo in Chicago that had 420 units in a high rise setting. I served as both Secretary and President and we had over \$1 million in reserves to manage. Since my arrival to the Ranch, I've volunteered for the Hartsel Fire Department and currently sit on the board of the Hartsel Fire Department Auxiliary as Member at Large.

Suzan Gebow: My husband and I have owned property in the Ranch since 2013. I love serving in my community and have assisted with ballot counting, parties on the ranch, and served on our board of directors (as Secretary all 3 years) from 2014-2017. Since 2014, I have been assisting as co-admin for our Ranch website. Additional experience includes being on the Board of Directors with the YMCA of the Pikes Peak Region, and The Pikes Peak-Colorado Mountain Club. I have also been a business owner since 1997 and understand the ins and outs of budgets, due diligence, and much more. I will always strive to represent all property owners in the Ranch and to listen and make decisions with everyone in mind.

Tom Grommet: For the past 30 years, I've been a serial entrepreneur, building 10 different companies from scratch. Most were focused on sales of medical and dental disposable and diagnostic products. The businesses were built to a point where they became strategic acquisitions for national competitors and ranged in size from \$375,000 to \$5.0 million in sales. I have also mentored five other individuals to start new businesses after their employment losses. In Sept. 2019 I happily retired after selling my last business, and in Feb 2021, my wife Lisa and I closed on our on Wagon Wheel Rd property. I served on the Board of Trustees for my church in Kirkwood MO with a \$3.5 million budget. I have a "hard work" ethic, good time management and communication skills, am detail oriented, and excellent at cost control. I'd like to contribute to the Ranch by serving and continuing the Board's beneficial and constructive oversight of Ranch operations and budget.

Andrew Nickel: I am a life-long native of Colorado. I grew up in Black Forest, Colorado, attended college at Colorado State University, and graduated from law school at the University of Colorado Boulder. My wife and I have owned property on Bridle Path since 2018 and we camp on our property in the summer months. We have a one-year-old daughter and another little girl on the way this September. We enjoy spending time together as a family on our property and have enjoyed getting to know our neighbors. We intend to bring our family here regularly until our daughters are grown; and I want my children to have the same great experiences and lasting memories that we have had. Serving on the Board will allow me to contribute toward keeping this community a welcoming place for all. As a Board member, I will emphasize responsible stewardship of the Association's funds and focus on policies that unite the members of our community, rather than divide us.

(Fold, tape and mail. Postage required)

Ranch of the Rockies Association Official Ballot

Board of Directors (Vote for two or assign your proxy)

Rob Cleve Suzan Gebow Tom Grommet Andrew Nickel Write-In _____

-OR-

I cannot attend. I authorize the RORA Board to receive my proxy and cast my votes.

Signature (required): _____ Lot Number(s) _____

Printed Name (required) _____ Date: _____

This ballot must be signed & received (mail-in) by August 13, 2021 or submitted in person at the start of the annual meeting August 14, 2021.

From: _____

Place 1st
Class
Stamp
Here

Ranch of the Rockies Association
492 Ranch Road
Hartsel, CO 80449-8502

Election Procedures

Mailing & receiving ballots:

- Ballot cards that are mailed back to the Ranch office will be placed in a locked container to be opened at a later time to be verified and counted.
- All ballot cards that are mailed must be received by August 13, 2021 (*before* the August 14th Annual Picnic) in order to be counted.

Qualifications for accepting a vote:

- Ballot cards must include the property owner's name and lot(s) numbers.
- One vote per lot. (i.e., if an individual owns three lots, that person will be eligible to cast three votes.)
- Property owners' names must be included on the Ranch office Owner List in the individual's name. If the property is in a corporation or Trust name, only one individual may cast a vote and be identified as a representative of such.
- If there is a discrepancy in the owner of said property or if the property was sold and the new owner's name is not on the Owner List, the vote can be counted if a Warranty or Quit Claim Deed is provided showing the Grantee (owner) is holder of said property.
- All Association dues must be up-to-date and Declarations must be signed.
- Ballot cards received at the Annual Meeting will be accepted after the candidates make their presentations