

Keystone Ranch Board of Managers Meeting
June 30, 2023
10:00 am

Location: Conference Room, Offices of Basic Property Management

Call to Order: Meeting called to order at 10:12 am

Present:

John Pringle
Chris Ornes
Kris Ciccolo
Vince Donahue
Jayn Karl

Representing Basic Property Management:

Gary Nicholds
Eric Nicholds
Bill Cadwallader

Notice of Meeting:

Mr. Pringle confirmed that the Notice of Meeting had been posted on the HOA website 10 days in advance of the meeting.

Upcoming Owners Annual Meeting:

Schedule. Meeting is scheduled for 10 am Saturday, July 1 in the Mountain House 2nd floor cafeteria area. Mr. Pringle advised that he anticipated a smooth and efficient meeting tomorrow and that no guest speakers had been invited.

Technology. Mr. Eric Nicholds reviewed technology. He will be there 1 hour early for set-up. There will be 2 computers (one backup) and a 65" TV for Zoom participants.

Proxies. A number of written proxies had been submitted and will be available for the meeting.

Review of Agenda:

- Call Meeting to Order
- Introductions
- Verification of Notice. Mr. Eric Nicholds explained this is the statement that notice was mailed to members 30 days in advance of the meeting.
- Approval of 2022 Annual Meeting Minutes.
- Owner Forum. Discussion re: correction to agenda to include owner forum. Per bylaws, 3 minutes are allotted per person for comments. Sign-in sheet will be at front table and someone will be at front table to ensure interested parties see sheet and sign in.

- YTD Financial Report. This will be provided by Basic Property Management.
- Owner Education. Discussion among members regarding possible topics. Decision was to update the homeowners on the Town of Keystone Incorporation. This is timely in light of the Keystone Charter Commission and the Election Commission meetings this past week.
- Basic Property Management Report. Mr. Cadwallader will provide a report of tasks undertaken this winter and spring to have Keystone Ranch in shape for the summer season.
- Old Business
 - Metering. John Pringle will summarize history of water in the community, ownership of water system by Vail Resorts, water discussions and metering discussions and negotiations. Installation of the water meters was planned for summer 2023, however delays in receiving equipment/parts have pushed installation out to the summer of 2024. 2023 HOA dues were largely increased to replenish the water reserve fund in order to recover the cost of the water meters over a 3-year period. The alternative to the dues increase would have been a one-time special assessment to homeowners.
- New Business
 - Irrigation systems. Mr. Pringle will emphasize to owners of importance of water conservation. Reminder that lot lines are very close to homes and watering of common areas is not permitted. The Board will request that homeowners “self-regulate” by cutting back or eliminating use of any watering systems. This will be further addressed in the future once meters have been installed and are operating.
 - Amendment to Declarations regarding rentals and commercial activities: passed by homeowners, recorded and posted on website.
 - Discussion of general provisions of the amendment;
 - Board’s next step is to create a link on the website for owners to register their rentals;
 - Provide “who to call” list in the event there are complaints;
 - Enforcement: some rules are already in place to address violations. The Board will develop any additional rules necessary in a working session.
 - Lawsuit
 - A lawsuit has been filed by Mr. William Fuller/Our Lady of the Ranch LLC.
 - The complaint is on the website.
 - Either Mr. Pringle or Mr. Murphy will provide a quick summary of the allegations and the status of the suit at the homeowners’ meeting.
 - HOA’s defense is being paid by the HOA’s insurance carrier.
 - One homeowner has filed to intervene in the lawsuit.
 - Amended and Restated Bylaws
 - Purpose is to combine bylaws and subsequent amendments into one updated document.

- One proposed change is to even out board member elections so that at least one board position is open for election each annual homeowner meeting.
- Pool Agreement
 - The three Ranch HOA boards are close to signing a pool agreement with Vail/Keystone Property Management in order to open the pool as soon as possible.

Next Meeting. A date for the next annual homeowner meeting has not yet been set.

Meeting Adjourned. 11:15 a.m.