

**Special Meeting of the Board of Managers for the Keystone Ranch  
Homeowners Association  
September 25, 2023, 3 pm**

**Call to Order.** Meeting Called to Order 3:21 pm

**Attendees (via Zoom).**

Board Members John Pringle, Kris Ciccolo, Chris Ornes,  
Vince Donahue.

Legal Counsel: Seth Murphy, Esq.

Basic Property Management: Eric Nicholds.

Property Owners: Ed Balcerzak, Roger and Greer  
Kenworthy, Ephraim Starr, Jerry Karl, David Oetting.

**Application for New Cement FiberBoard Exterior Siding.** There has been an application made by the Kenworthys (63 Saxifrage Lane) to replace the exterior siding on their home to a cement fiber board that is fire resistant. James Hardie produces the product (Hardie Plank and Hardie Trim) and its attributes are that it is fire resistant and is colorfast. The product is covered by a 25-30 year manufacturer warranty. Current Keystone Ranch Architectural Standards do not permit cement board. The Board discussed the benefit of considering new fire-resistant products that are also in line with the architectural guidelines of the Ranch. The Board will address amending the Architectural Standards to allow for this product in the future. However, in the interim, the Board discussed granting an exception in this case, subject to approval of colors because the product is colorfast and not paintable.

*Vote: Motion by Mr. Pringle to approve request by the Kenworthys to install Hardie Plank and Trim on their home as an exception to the existing Architectural Standards, subject to approval of colors; second by Mr. Ornes. All in favor, none opposed. Board will issue a letter to the Keystone Design Review Board (KDRB) indicating the same.*

**Board Vacancy Created By Resignation of Ms. Karl.** The Board seat previously held by Jayn Karl is vacant. Mr. Pringle advised that three individuals had indicated an interest in being appointed on an interim basis to fill the vacancy. Those individuals are Jim Brown, Roger Kenworthy and Ephraim Starr. Board discussion followed.

*Vote: Motion by Mr. Pringle to name Ephraim Starr as interim manager to finish Ms. Karl's term. Second by Mr. Ornes. All in favor. None opposed.*

**Closed Executive Session.**

*Vote. Motion by Ms. Ciccolo to go into executive session for the purpose of discussing covenant violations against specific landowners. The grounds for entering executive session were to protect owner privacy and to receive advice from counsel. Second by Mr. Ornes. All in favor, none opposed.*

Mr. Murphy moved the Board and Property Manager into a separate executive break out room at 4:06 pm.

**Return to Public Session.**

*Vote. Mr. Starr moved on Case No. 2023-1 (common area tree cutting) for further enforcement; second by Mr. Donahue. All in favor, none opposed.*

*Vote. Ms. Ciccolo moved on Case No. 2023-2 (exterior lighting) to appoint a committee of Mr. Donahue, Ms. Ciccolo and Mr. Ornes for further investigation regarding compliance; second by Mr. Donahue. All in favor, none opposed.*

*Vote. Mr. Pringle moved on Case No. 2023-3 (improperly stored vehicles) to appoint a committee of Mr. Donahue, Ms. Ciccolo and Mr.*

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*Ornes for enforcement; second by Mr. Donahue. All in favor, none opposed.*

Mr. Murphy will prepare the notices of violation In Case Nos. 2023-1 and 2023-3 in the next couple of days.

Meeting Adjourned at 4:47pm.

By:     /Kris Ciccolo/    

Kris Ciccolo