

**Special Meeting of the Board of Managers of
the Keystone Ranch Homeowners Association**

Date: Friday, April 18, 2025 at 9:00 AM MT

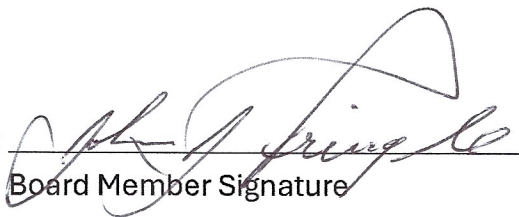
- I. **Call to Order:** The meeting was called to order at 9:04 AM.
- II. **Roll Call:** John Pringle, Chris Ornes, Kris Ciccolo, Ephraim Starr, Seth Murphy, Esq., Paul Hilton and Rich Schlosberg. With 4 board members present, the quorum requirement is met.
- III. **Owner Forum.** No comments.
- IV. **Minutes.** Draft meeting minutes for the Board of Managers meetings held on February 11, 2025, February 21, 2025 and February 26, 2025 were attached to the notice of meeting and agenda and presented for review and approval. Motion to approve all three sets of meeting minutes was made by Mr. Ornes; second by Mr. Pringle. All in favor with the exception that Mr. Starr abstained from approving the February 26, 2025 minutes because he left the meeting early. None opposed. All three sets of meeting minutes were approved.
- V. **Ratification of Actions Outside of Meetings.** By unanimous vote, the following actions taken outside of meeting were reviewed and ratified:
 - a. The Board ratified its earlier unanimous decision to establish a \$1500 threshold for the HOA's accountant to approve HOA invoices, with the exception that all property management company invoices or any other invoice that present a possible conflict of interest are subject to Board Member approval.
 - b. Homeowner requests from 48 Saxifrage (Straight), 1797 Keystone Ranch Road (Carson) and 33 Gentian (McReynolds) were reviewed and ratified.
- VI. **New Business.**
 - a. **Review of Annual Calendar events for spring and summer.**
 - i. Roads. The property manager and A-Peak Asphalt have begun planning for this summer's work.
 - ii. Trees/Weeds. Our contractor for this work has been contacted and is prepared to undertake this summer's work.
 - iii. Annual Picnic. Mr. Pringle will contact Vail regarding food for the picnic.

- xiii. Discussion re: Pool Agreement and Trash Agreements with East Ranch HOA, West Ranch HOA and Vail Resorts. There is currently no pool agreement among the parties. Vail Resorts no longer wishes to operate and maintain the pool. Initial discussions among the HOAs and Basic Property Management contemplated hiring a third-party vendor to do the operations and maintenance. However, the West Ranch HOA has indicated that it is reluctant to execute an agreement regarding the pool until an understanding can be reached regarding the long-term plan for the trash area. Until this can be resolved, the pool opening may have to be delayed. Keystone Ranch owners currently pay approximately \$30/month for operational and reserve expenses. Based on the most recent reserve study conducted by Vail Resorts, Keystone Ranch is adequately reserving for its portion of future capital expenses, as projected in that report, assuming that the parties currently supporting the pool continue to do so. The Boards of the three HOAs will continue working toward a resolution.
- xiv. 25 Clover Lane (Bennet Family Paaaartners, LLC). The Board reviewed and denied a request by the owner to pour a concrete pad on common area land.
- xv. Discussion re: certain common area boundaries. In reviewing the boundaries of the community, there are a couple of places where the Board has requested confirmation of the location of the property boundaries. The Board has agreed to retain the services of a location service company to confirm those boundary locations.

VII. **Adjournment.** The meeting was adjourned at 11:33 AM.

By: Kris Ciccolo, Secretary

Approved By:


Board Member Signature

Date: 7-1-25