

**Keystone Ranch Homeowners' Association Meeting**  
**Wednesday, July 2, 2025**  
**9:00 a.m. Dillon Town Hall**

- I. Call Meeting to Order**
- II. Verification of Notice**
- III. Roll Call - Proxies**
- IV. Introductions**
- V. Meeting Protocol**
- VI. Approve Last Year's Meeting Minutes**
- VII. Real Estate Report**
- VIII. Owner Education**
  - a. Water Solutions Report**
  - b. Fire Evacuation**
- IX. Financial Report BPM**
- X. Board Election**
- XI. Old Business**
  - a. Crack Fill**
  - b. Home Maintenance**
- XII. New Business**
  - a. Second Amendment to the Declarations (Rental and Commercial Uses Amendment)**
  - b. Covenant Violations**
  - c. Lawsuit Update**
  - d. Metering**
  - e. Swimming Pool**
  - f. Trash/Recycle Facility**
  - g. Architectural Guidelines**
  - h. Reserve Studies**
- XIII. Social Events**
  - a. All-Ranch Picnic**
  - b. Homeowners Golf Event**
- XIV. Open Discussion**
- XV. Adjourn Meeting**

note: This Agenda is being circulated 30 days prior to HOA Meeting and is subject to change.