

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

Date: Tuesday, February 21, 2025 at 10:00 AM MT

- I. **Call to Order:** The meeting was called to order at 10:06 AM.

- II. **Roll Call:** John Pringle, Vince Donahue, Chris Ornes, Kris Ciccolo, attorney Seth Murphy.

- III. **Owner Forum.** No comments.

- IV. **New Business.**
 - a. **Executive Session.** At 10:06 AM motion was made to go into executive session to discuss pending litigation and receive advice from counsel. All members of the Board in favor, none opposed, and the meeting entered executive session.

Mr. Pringle moved to exit the executive session, second by Mr. Donahue. Mr. Starr abstains. Mr. Ornes and Ms. Ciccolo voted in favor. The meeting exited executive session at 12:34 PM and no formal action was taken.

Motion by Mr. Pringle to approve a memorandum of understanding; second by Mr. Donahue, Mr. Starr abstains. Mr. Ornes and Ms. Ciccolo voted in favor.

 - b. **Enforcement Actions.** The Board has received a complaint for violation of the Board has received a written complaint alleging one or more violations of the provisions of the Declaration governing the rental of Sites within the Association (the "Complaint 2025-01"). Ms. Ciccolo moves for the creation of an enforcement committee to be comprised of Messrs. Donahue and Starr and Ms. Ciccolo. Second by Mr. Donahue. Mr. Ornes in favor. Mr. Pringle abstains. None opposed.

V. **Old Business.**

- a. Insurance. The Board's insurance broker has presented the Board with quotes for director and officer excess coverage. Coverage would consist of two policies with a combined limit of \$5,000,000. The Board approved the binding of this coverage in at out of meeting action and Mr. Starr moved to affirm that action; second by Mr. Donahue. All in favor, none opposed.

VI. **Adjournment.** The meeting was adjourned at 12:42 PM.

By: Kris Ciccolo, Secretary

Approved By:



Board Member Signature

APPROVES
Date: 4-18-25