

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

**Date: Tuesday, February 26, 2025 at 4:00 PM MT**

- I. **Call to Order:** The meeting was called to order at 4:03 PM.
  
- II. **Roll Call:** John Pringle, Vince Donahue, Chris Ornes, Kris Ciccolo, Ephraim Starr, Seth Murphy, Esq., Jeff McClelland, Esq. and Ariana Busby, Esq .
  
- III. **Owner Forum.** No comments.
  
- IV. **New Business.**
  - a. **Executive Session.** At 4:03 PM 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. Starr exited the meeting at 4:30 PM.  
  
The meeting exited executive session at 5:24 PM and no formal action was taken.  
  
Motion by Mr. Ornes to approve the form of Settlement Agreement & Mutual Release in the litigation titled *Our Lady of the Ranch, LLC v. Keystone Ranch Homeowners Association, Inc.*, Case No. 2023CV30029 and authorize John Pringle, as president of the association, to execute the same. Second by Mr. Donahue. All in favor, none opposed.
  
- V. **Adjournment.** The meeting was adjourned at 5:27 PM.

By: Kris Ciccolo, Secretary

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_

APPROVED  
4-18-25