

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

Date: Thursday, November 20, 2025 at 3:30 PM MT

- I. Call to Order. The meeting was called to order at 3:34 PM.

- II. Roll Call. John Pringle, Chris Ornes, Kris Ciccolo, Ephraim Starr, Rich Schlosberg, Seth Murphy, Esq., Stephen Goldberg, Esq., Chris Sharp, Esq., Wilson Strong, David Oetting, Ed Balcerzak, Mike Quinn, Tom Loucks, Gretchen Howell and Annette Balog.

- III. Owner Forum. Mr. Oetting requested information on new litigation and was advised that Our Lady of the Ranch had filed a new lawsuit against the HOA complaining that the HOA's counsel had provided information in the lawsuit between Our Lady of the Ranch and Mr. Oetting. Ms. Howell commented on the brevity of the notice and had hoped for a meeting of more owners where, as a new owner, she would have the opportunity to meet with more neighbors. Ms. Balog also commented that she expected more substantive discussion and was advised that since the lawsuit had just been filed that there was not a lot to report but that the Board would be going into executive session to discuss the matter with, and receive advice from, counsel.

- IV. New Business.
 - a. Executive Session. At 3:46 PM motion was made to go into executive session to discuss pending litigation and receive advice from counsel. Seconded by Mr. Ornes. All members of the Board in favor, none opposed, and the meeting entered executive session. Mr. Starr exited the meeting at 4:45 PM.

The meeting exited executive session at 5:02 PM and no formal action was taken.

- V. Adjournment. The meeting was adjourned at 5:03 PM.

By: Kris Ciccolo, Secretary

Approved By: _____
Board Member Signature

Date: _____