

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

Date: Wednesday, March 11, 2026 at 4:00 PM MT

- I. Call to Order and Quorum. The meeting was called to order at 4:03 PM with all five Board members in attendance.
- II. Roll Call. John Pringle, Chris Ornes, Kris Ciccolo, Ephraim Starr, Rich Schlosberg, Seth Murphy, Esq., Eric Nicholds (BPM); Gary Nicholds (BPM); Wilson Strong, Mike Quinn, David Oetting, Bill Swagman, and Jean Hurteau.
- III. Owner Forum. Mr. Oetting was the only owner to speak. He expressed his displeasure with the 2025 resolution of *Our Lady of the Ranch v. Keystone Ranch*. Mr. Oetting accused the Board of conspiring against him and violating its fiduciary duty to him when it approved the settlement. No other issues were raised by homeowners.
- IV. Minutes of Prior Meetings. The meeting minutes from the 7/1/2025 and 11/21/2025 board of managers meetings were presented for approval. In each case, Chris Ornes moved to approve and Ephraim Starr seconded the motions. All in favor, none opposed.
- V. Ratification of Actions Outside of Meetings. Outside of a meeting, the Board approved the repainting of the house at 48 Saxifrage. Chris Ornes moved to ratify that decision, Rich Schlosberg seconded. All in favor, none opposed. In addition, in early December 2025, the Board approved the 2026 budget, which was subsequently presented at a budget ratification meeting. Rich Schlosberg moved to ratify that decision, Chris Ornes seconded. All in favor, none opposed.
- VI. Old Business
 - a. Roads. The current snow removal contract with PSI, Inc. is expiring this year. A new proposal is being prepared and will be presented to the Board. PSI, Inc. has been our vendor for snow removal for approximately 15 years. Keystone Ranch, East Ranch, West Ranch and Vail Resorts all participate in this arrangement. East Ranch and Keystone Ranch have indicated that current contract structure is acceptable and anticipate an inflation adjustment. West Ranch has asked about possible restructuring to a tiered billing approach.
 - b. Water. Keystone Ranch Water Company is very close to having the billing system operational. There are still two homes in Keystone Ranch that have not had

meters installed. We understand that the water company's legal department is considering options to address these homes.

- c. Trash. Nothing new to report.
- d. Pending Litigation. In the *Oetting v. Our Lady of the Ranch* litigation, the Judge has ordered the *lis pendens* be lifted. The plaintiff has filed a motion to reconsider, which is pending. In the *Our Lady of the Ranch v. Keystone Ranch Homeowners' Association* case, the Association has filed a motion to dismiss, which has been fully briefed and is awaiting the Judge's decision.

VII. New Business.

- a. Pool. The pool is leaking water. Vail Resorts is obtaining bids for several items related to the pool, including the repair of the leak, leveling pavers and a new pool cover. There is some concern that if the pool cannot be repaired in the short term, it may be closed for some period of time over the summer for the repairs to be made. The pool is owned by Vail Resorts and the three homeowners' associations have a use agreement that essentially provides that as long as the associations pay for maintenance, it will be kept open. The decision on how we move forward is a joint decision by Keystone Ranch, East Ranch and West Ranch.
- b. Roads. Basic Property Management and the Board will be in contact with A-Peak Asphalt to do the annual survey of the roads to assess for crack fill, seal coat and also any medium- to long-term project assessment.
- c. Management Contract. The Board noted that the BPM management contract expires 12/31/2026.
- d. Trees and Open Space. The Board will be in contact with our tree/open space services vendor to assess needed tree and open space work.
- e. Spring Letter to Homeowners. Board will begin preparation of spring letter.
- f. Updated Fire Evacuation Map. Map has been updated to reflect removal of path at end of Clover as an evacuation route. Because of gullies, stumps and other impediments, this is not a viable exit route for most vehicles. New map has been posted on bulletin board and on website and will be discussed at Annual Meeting. Owners will be reminded that in the first instance they should adhere to instructions provided by first responders.
- g. General Spring Clean-Up. Board has asked BPM to anticipate the need for summer help in painting/touching up signs.

VIII. Other Business. None.

IX. Executive Session.

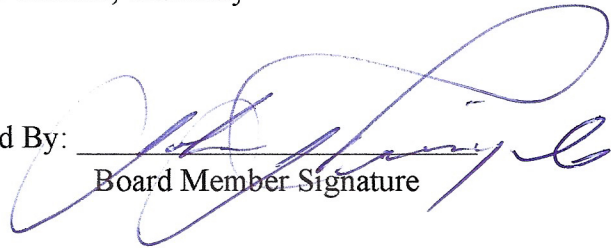
- a. At 4:38 PM Kris Ciccolo motioned that the meeting go into executive session to discuss matters impacting members privacy and receive advice from counsel. Mr. Ornes seconded the motion. All members of the Board in favor, none opposed, and the meeting entered executive session.

The meeting exited executive session at 6:38 PM and no formal action was taken.

- X. Adjournment. The meeting was adjourned at 6:38 PM.

By: Kris Ciccolo, Secretary

Approved By: _____



Board Member Signature

Approved Date: _____

6-19-26