

KEYSTONE RANCH ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERSHIP
July 1, 2026

I. Call Meeting to Order

The Keystone Ranch Association, Inc. Annual Meeting of the Membership was called to order at 9:05 a.m. in the Dillon Town Hall and via videoconference (*).

II. Verification of Notice

Notice of the meeting was verified.

III. Roll Call/Quorum

With membership represented in person or by proxy, a quorum was confirmed.

IV. Introductions

Board Members Present Were:

John Pringle, President, 153 Gentian	Ephraim Starr, Vice President, 314 Penstemon
Chris Ornes, Treasurer, 1 Kinnikinnik	Kris Ciccolo, Secretary, 1631 Keystone Ranch
Rich Schlosberg, Director, 125 Clover	

Homeowners Participating (via videoconference*) Were:

Annette Balog, 233 Penstemon	Rickey Brantley, 174 Clover*
William Fuller, 203 Gentian*	Larry & Sue Wood, 293 Gentian
Gail Foglietta & Maidee Hope, 232 Penstemon*	Greg Gardner, 142 Penstemon
Glenn Vaughn & Mimi Farmer, 1921 Keystone Ranch	Gary Hasselblad, 50 Lichen Lane
Debra & Jack Gruenstein, 48 Saxifrage	Paul Hilton, 94 Clover*
Gretchen & Pat Howell, 272 Penstemon*	Carolyn Lohman, 194 Clover Lane
Bruce & Carolyn Kopper, 134 Clover Lane	David Oetting, 83 Gentian*
Thomas Loucks, 2399 Keystone Ranch	Lynn Keener, 1837 Keystone Ranch*
Alison Leibovitz, 1293 Keystone Ranch*	Mike Orth, 50 Kinnikinnik*
Robert & Joan Nycum, 1293 Keystone Ranch*	Gerardo & Silvia Perez, 243 Gentian
Elizabeth Rogowski, 161 Kinnikinnik	Kelly Schlosberg, 125 Clover
Wilson Strong, 2023 Keystone Ranch	Neil Sherman, 283 Gentian
Ann & Bill Swagman, 74 Yarrow	Jim Brown, 205 Clover
Glenn Vaughn, 1921 Keystone Ranch	Leslie Weise, 1649 Keystone Ranch*

Guests at the meeting were Stephan O'Rourke of Vail Resorts, Scott Binder, East Ranch HOA President, and attorneys Seth Murphy and Noah Klug.

Representing Basic Property Management (BPM) were Eric Nicholds, Kerry Hartnett and Madison Tomson. The minutes were transcribed by Summit Management Resources.

V. Meeting Protocol

Kris Ciccolo reviewed the protocol for conduct of the meeting.

VI. Approve Last Year's HOA Meeting Minutes

Motion: Wilson Strong moved to approve the minutes of the July 2, 2025 Homeowner Meeting as presented. Bill Swagman seconded and the motion carried.

VII. Real Estate Report

John Pringle reported that as of July 1, 2026, there are two listings in Keystone Ranch, two in East Ranch and no properties under contract. Two homes in Keystone Ranch and five homes in West Ranch have sold in the past year at an average price of \$505/sq.ft.

There are 15 single family homes listed throughout Keystone and 21 sold in the past year, equating to an inventory of 8.6 months. Excluding new development, there are 133 condominiums listed in Keystone for an 11 month inventory. Year-to-date closed sales are up 108% for new development and down 25% for resales. Overall Summit County sales are down 1.7% year-to-date at 566 compared to 576 last year. Keystone total inventory is about 4%.

VIII. Owner Education

This agenda item was discussed under Section XIII.C.

IX. Board Member Election

The term of Chris Ornes expired this year and he was willing to run again. There were no other nominations received prior to the meeting or from the floor.

Motion: Glenn Vaughn moved to re-elect Chris Ornes by acclamation. Kelly Schlosberg seconded and the motion carried.

X. Litigation Update – Association's Legal Counsel

Seth Murphy reviewed the status of pending lawsuits involving 83 Gentian and 203 Gentian, both of which are in the early stages. Motions for dismissal have been filed on behalf of the Association and are currently under review by the respective judges. He anticipates a decision will be reached for 203 Gentian first. If the motions are not successful, the cases will proceed and the legal process should take one to two years.

1. 203 Gentian – The matter involves a complaint that the Association cooperated improperly with the filer of the 83 Gentian lawsuit.
2. 83 Gentian – The claim is that the Association and several of its Board members violated duties to the owner of 83 Gentian by, among other things, not providing a copy of the settlement agreement entered into by insurance and 203 Gentian for a previous litigation that was settled about one year ago.

The Association is not responsible for the costs of defending either matter.

William Fuller (203 Gentian) commented that he entered settlement about a year ago regarding OLOTR's rental regulation lawsuit and his house has been on the market for two years. His goal is to move on but has not been able to do so. Owners interested in details of the proceedings can read the court filings.

XI. Financial Report

As of May 31, 2026, the Operating Cash balance was \$19,563 and the Reserve Cash balance was \$1,780,496 for a total of \$1,800,059. There was an Operating Surplus of \$24,387 and a Reserve surplus of \$56,888. The Operating account was \$24,852 favorable to budget due in part to savings from the pool closure.

Motion: Carolyn Kopper moved to approve financial report. Glenn Vaughn seconded and the motion carried.

XII. Old Business

A. *New Keystone Ranch Entry Sign*

The new entry sign has been installed.

B. *Updated Fire Evacuation Map*

The revised map has been uploaded to the portal and is posted by the mailboxes. The only change is removal of the emergency exit at the end of Clover, which is not passable without a high clearance vehicle. The three main exits are via Keystone Ranch Road toward the stables, Glacier Court and Penstemon Road. Owners are encouraged to sign up for Summit County emergency text alerts and should follow instructions of First Responders. There is a property tour scheduled with an arborist to mark dead and diseased trees for removal for fire mitigation. Owners are encouraged to report any trees that they believe need to be removed.

C. *Water Meters*

Two Keystone Ranch homes do not have meters installed yet. See Section XIII A. below for further details.

XIII. New Business

A. *Drought*

East Dillon Water District has implemented Phase 2 water restrictions, which bans use of irrigation systems and allows hand watering only on certain days based on the property address. They are seeking a 90% reduction in water usage. Any watering should prioritize trees and shrubs. Lawns, particularly those on common area, should not be watered.

Stephan O'Rourke reported that the wells are generally in good shape. He applied for a \$250,000 budget allowance from Vail Resorts to upgrade the system to allow for remote monitoring capabilities and a better understanding of where water usage is occurring. The pipes inside the well house near hole 17 are aging and need upgrading. Water use data is being collected and individual water use billing is expected to be implemented August 1st, at which point the \$40 monthly water fee currently paid to Vail Resorts will be removed from owner statements. The billing structure will be the same as other Metro Districts with three usage tiers. Rates should not change much for normal usage but owners will see higher costs if usage is high. The bills will be sent to the email address on file with BPM. The two owners who have not yet had water meters installed may be charged at the highest tier until they come into compliance.

B. Keystone Ranch Swimming Pool

The pool was losing 1' of water per day last year. Vail Resorts owns the pool and missed budgeting for the repairs during the last budget cycle. Due to the leak and the current drought, the decision was made by the three Ranch HOAs and Vail not to open it this summer. A vendor will be engaged to identify the source of the leak. There are options for pool membership at Flying Dutchman or Soda Springs. An email was sent to owners last month with instructions for obtaining memberships.

C. New Portal Training - BPM

All documents that are currently stored on the website will be transferred to the owner portal. Kerry Hartnett with Basic Property Management reviewed the functionality of the new Vantaca owner portal. Owners can make payments, submit maintenance requests and view all governing documents. There will be a static Zoom link for all meetings. There is a 3% fee for credit card payments and \$5 flat fee for debit card payment. Owners should ensure BPM has their current contact information. Questions can be directed to BPM at inquiry@basicproperty.com.

D. Review of Spring Homeowner Letter

John Pringle reviewed the Spring Newsletter. Topics included the Annual Meeting announcement, drought and water use restrictions, the swimming pool not opening this summer, tennis/pickleball court usage guidelines, proper trash compactor usage, and individual home spring clean-up/property maintenance.

E. Respect the Intent of Our Protective Covenants

John Pringle stated that the covenants are protective, not restrictive. The trees in common areas are the property of the Association, not individual owners, and cannot be cut down by owners. Basketball hoops are not permitted nor is parking trailers and boats in driveways. Owners are highly encouraged to maintain the natural environment. Owners must adhere to approved guidelines for projects. Changes have been made to the original architectural guidelines to allow for some modern (flame resistant) siding materials.

An owner commented that some covenants, such as the rules about basketball hoops, satellite dishes and real estate signage, seem restrictive. Ephraim Starr noted these protective covenants were in place and available for review when owners purchased.

F. Friendly Notice of Covenant Violations

The Board will develop a system to send an informal notice of violation to owners before issuing the first formal violation notice.

G. New Responsible Governance Policies

HOA attorney Seth Murphy explained that there are nine required responsible governance policies. All the policies were re-written this year for compliance with new legislation. The policies are posted on the owner portal.

XIV. Social Events

The All-Ranch picnic will be July 2 from 5:00 – 7:00 p.m. The Homeowner Golf Event will be on July 4th.

XV. Open Discussion

Owner comments addressed the following:

1. There is a continuing issue with dangerous biker behavior on the roads. There was a suggestion to add a sign on Ranch Road where the bike path crosses. It was noted that this is not Keystone Ranch property.
2. There was a question regarding Board terms. John Pringle said the terms are staggered and some seats are up for election annually. There are no term limits. He has served as Board President for 16 years and was thanked for his service.

XVI. Adjournment

John Pringle adjourned the meeting at 11:30 a.m.

Approved By: _____ Date: _____
Board Member Signature