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

Date: Friday, August 28, 2026 at 3:00 PM

I. Call to Order: The meeting was called to order at 3:01 PM.

II. Roll Call: John Pringle, Chris Ornes, Richard Schlosberg, Ephram Starr and attorney Seth Murphy. Ephraim Starr left the meeting early, after the vote to fill the vacant board seat.

III. Owner Forum. No owners present.

IV. New Business:

a. Chris Ornes makes motion to appoint Annette Balog to fill Kris Ciccolo's vacant board seat. Second by Ephraim Starr. Discussion that the vacant seat's term expires in 2028. Vote: All in favor.

b. Motion to go into exec session to discuss pending litigation, receive advice from legal counsel and discuss and covenant enforcement matters that may impact owner privacy.

c. Exit exec session. No action taken.

V. Old Business**:** None.

VI. Adjournment**.** The meeting was adjourned at 3:38 PM.

Prepared by: SM

Approved By: */s/ John Pringle, President*
Date: September 8, 2026

Special Meeting of the Enforcement Committee of the Board of Managers of the Keystone Ranch Homeowners Association

Date: Friday, August 28, 2026 at 3:00 PM

I. Call to Order: The meeting was called to order at 3:39, immediately after adjournment of special board meeting.

II. Roll Call: John Pringle, Chris Ornes, Richard Schlosberg and attorney Seth Murphy.

III. Owner Forum. No owners present.

IV. New Business:

a. Motion to go into exec session to receive advice from legal counsel and discuss covenant enforcement matters that may impact owner privacy.

b. Exit exec session. No action taken.

c. John Pringle moves to issue initial warning letter in Keystone Ranch Covenant Enforcement Matter No. 2026-2. Richard Sclosberg seconds. Vote: All in favor. Attorney will prepare and serve initial warning letter in accordance with discussion in executive session.

V. Old Business**:** None.

VI. Adjournment**.** The meeting was adjourned at 4:09 PM.

Prepared by: SM

Approved By: *<u>/s/ John Pringle, President</u>*
Date: September 1, 2026