

RECORD OF PROCEEDING

MINUTES OF THE SPECIAL MEETING OF OWNERS AND ELECTION OF BOARD OF DIRECTORS OF:

THE KEEP HOMEOWNERS ASSOCIATION, INC.

HELD TUESDAY, MAY 19, 2026, AT 6:00 PM

ADMINISTRATIVE ITEMS

The Special Meeting of Owners and Election of Board of Directors of The Keep Homeowners Association, Inc., Douglas County, Colorado was held on the day shown above at The Castle, 6113 N. Daniels Park Road, Sedalia, Colorado 80135, and via Zoom videoconference, in accordance with the laws of the State of Colorado. The following were in attendance:

Owners: Owners of 34 of the Association's 64 Lots signed in, including 25 Lots owned by Koelbel & Co., which were represented by Koelbel & Co. representatives, per the meeting sign-in sheet, and five (5) additional Lots were represented by written proxy. Five (5) additional Owners attended via Zoom videoconference; Owners attending via Zoom who chose to vote did so by written proxy.

Also present were:

Molly Couture and Riley Meggers, Community Resource Services of Colorado, LLC

CALL TO ORDER

Due to the expiration of the period of Declarant control, a quorum of the Board of Directors was not present. Molly Couture, Community Resource Services of Colorado, LLC, therefore called the meeting to order at 6:15 p.m. A quorum of Owners was present.

PROOF OF NOTICE OF MEETING

Ms. Couture confirmed that notice of the Special Meeting and Election of Board of Directors, stating the date, time, place, and agenda of the meeting, was provided to all Owners on April 21, 2026, by email and by posting on the Association's website, and was also sent to all Owners by first-class mail, in accordance with the Association's governing documents and the Colorado Common Interest Ownership Act.

ELECTION OF BOARD OF DIRECTORS

- a. **Candidate Announcement:** Ms. Couture announced that three (3) seats on the Board of Directors were open for election, with the following terms available: one (1) seat expiring May 2027, one (1) seat expiring May 2028, and one (1) seat expiring May 2029. The following candidates were announced: John Calhoon, Scott Chomiak, Mark Connor, Sasha Galbraith, Dana Keller, and Carl Koelbel. Ms. Couture reminded Owners that any Owner in good standing is eligible to serve on the Board, that each Lot is entitled to one (1) vote, that cumulative voting is not permitted, and that votes may be cast in person at the meeting or by written proxy submitted prior to the meeting.
- b. **Voting and Ballot Tallying:** Voting was conducted by secret ballot, with each Lot entitled to cast one (1) vote. Five (5) written proxies were received and reviewed for validity prior to counting. Ballots cast in person and by written proxy were collected and counted by Molly Couture and Riley Meggers of Community Resource Services of Colorado, LLC, the Association's property manager, serving as neutral third parties. Neither was a candidate for election. Vote totals were as follows: Carl Koelbel, 16; Scott Chomiak, 10; Mark Connor, 5; Sasha Galbraith, 5; John Calhoon, 2; and Dana Keller, 1. No write-in votes were cast. Carl Koelbel and Scott Chomiak received the highest number of votes and were elected to the Board of Directors. Mark Connor and Sasha Galbraith received an equal number of votes for the remaining seat. The tie was resolved by a drawing of names from a hat, conducted by Ms.

Couture and verified by Riley Meggers, in the presence of the Owners in attendance, and Mark Connor was elected to the Board of Directors. Assignment of term lengths among the newly elected Directors will be addressed by the Board at a subsequent meeting.

UPDATES FROM KOELBEL & CO

Carl Koelbel of Koelbel & Co provided an update to the Owners regarding Koelbel & Co's goals as a development company owning lots and returning to the community.

UPDATES FROM CRS OF COLORADO, PROPERTY MANAGEMENT

Ms. Couture provided a property management update to the Owners, including the status of the declarant transition, separation of powers of the Metro District and the HOA, summer operations, and roles of property management.

OPEN FORUM / OWNER COMMENTS

Owners shared comments and concerns about a variety of issues, including internet connectivity, the Design Review Committee, covenant enforcement, communications, trails, fire mitigation, and emergency access, amongst others.

ADJOURNMENT

There being no further business to come before the Owners, the meeting was adjourned at 7:48 p.m.

Respectfully submitted,

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Secretary for the Meeting