

THE KEEP HOMEOWNERS' ASSOCIATION, INC.
NOTICE OF COMBINED ANNUAL BUDGET RATIFICATION
AND SPECIAL ASSESSMENT MEETING

NOTICE IS HEREBY GIVEN to all Members of The Keep Homeowners Association, Inc. (the "Association") that a combined meeting of the Members will be held for the purposes of ratifying the proposed annual budget and voting on a proposed special assessment, as described below.

MEETING DETAILS

Date: Wednesday, September 30, 2026

Time: 6:00 PM

Location: [Zoom Meeting](#)

Meeting ID: 890 4312 3839

Passcode: 008279

AGENDA

- Call to Order
- Confirmation of Quorum
- Approval of Minutes – May 19th, 2026 Homeowners Meeting
- Review of Proposed Annual Budget for 2026
- Vote on Proposed Special Assessment for 2026
- Presentation of Proposed Landscaping and Trails Improvements by Koelbel & Co
- Discussion of 2027 Budget
- Updates from CRS of Colorado, Property Management
- Open Forum / Owner Comments
- Adjournment

A. PROPOSED ANNUAL BUDGET RATIFICATION

Pursuant to Section 4.2 of the Bylaws and Section 6.5 of the Declaration, the Board of Directors has adopted a proposed the 2026 annual budget (retroactively) for the Association and hereby submits it to the Members for ratification.

- **Proposed Total Annual Budget Expenditures:** \$315,830
- **Proposed Annual Common Expense Assessment per Parcel:** \$2,827
- **Assessment Payment Schedule:** Quarterly installments of \$706.75 per Parcel

The full proposed budget is enclosed with this notice. **NOTE:** *The proposed budget will be deemed ratified and adopted unless Owners holding a majority of the total votes in the Association vote to reject it at the meeting. No quorum is required for the budget vote.*

B. PROPOSED SPECIAL ASSESSMENT

Pursuant to Section 6.6 of the Declaration, the Board of Directors proposes to levy a special assessment against all Parcels in the Community for the following purpose:

- **Purpose:** Special Assessment to pay for capital expense of both entry and exit gate replacements; adjustment for new budget modeling for Homeowners Association based on annual operations and maintenance projections post-Declarant budgeting.
- **Total Special Assessment Amount:** \$128,000
- **Special Assessment per Parcel:** \$2,000
- **Proposed Payment Schedule:** One-time payment by December 31, 2026; payment plans are available.

NOTE: The proposed special assessment will be deemed ratified and adopted unless Owners holding a majority of the total votes in the Association vote to reject it at the meeting. No quorum is required for this vote.

VOTING AND PROXIES

All Members in good standing are entitled to vote. Each Parcel is entitled to one (1) vote. At the meeting, the budget is automatically ratified unless a majority of owners vote to reject it (Bylaws Section 4.2(d) / Declaration Section 6.5(c)). Members may vote in person or by written proxy. Proxies must be in writing, dated, and filed with the secretary or property manager at or prior to the meeting. A proxy is void if undated and terminates 11 months after its date. Members whose assessments are delinquent are not eligible to vote.

QUESTIONS AND CONTACT INFORMATION

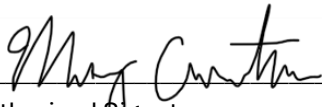
For questions, to submit a proxy, or to request a copy of the full proposed budget, please contact:

Molly Couture

CRS of Colorado – Property Management
7995 E. Prentice Ave., Suite 100
Greenwood Village, CO 80111
Email: mcouture@crsofcolorado.com

On Behalf of the Board of Directors,

THE KEEP HOMEOWNERS ASSOCIATION, INC.



Authorized Signature

Molly Couture, Property Manager
Title/Name