



RED SKY RANCH

December 8, 2025

Dear Red Sky Ranch Association Member:

By virtue of your ownership of property in Red Sky Ranch, you are a member of the Red Sky Ranch Association. The 2025 Red Sky Ranch Association Annual Members Meeting will be held at the Red Sky Golf Club Member Clubhouse and virtually via Zoom on **Friday, December 19, 2025, at 10:00 a.m. MST** for the following purposes:

- To review and consider the Board adopted budget for fiscal year 2026.
- To receive a community update.
- To transact such other business as may properly come before the meeting.

The following voting matters ("Written Ballot Measures") will be addressed by way of written ballot, SEPARATELY from the Meeting:

1. **Approval of the Minutes of the 2024 Red Sky Ranch Association Annual Member Meeting.**
2. **2025 election of a Director to the Association's Board of Directors.**

For those who cannot attend in person, Zoom connection information for the Meeting is as follows:

<https://us06web.zoom.us/j/81257189094?pwd=XB6aoR3SgXgqJvy5B0uC85MnYNS6le.1>

Meeting ID: 812 5718 9094

Passcode: 987262

On the following pages, you will find:

- (1) The Association's balance sheet and income statement as of October 31, 2025;
- (2) The Board adopted Association budget for fiscal year 2026;
- (3) A Proxy form you are invited to complete and submit if you cannot attend the Meeting and wish to appoint someone to appear on your behalf at the Meeting;
- (4) A Written Ballot for Approval of Minutes through which you can vote to approve or disapprove the Minutes of the 2024 Red Sky Ranch Association Annual Members Meeting, together with the draft Minutes subject to Member approval; and,
- (5) A Written Ballot for Election of Directors through which you can vote for a Director to the Association's Board of Directors, together with biographical information submitted by the candidate for the open Director position.

This letter and those materials can also be viewed at <https://redskyranchassociation.com/current-news/>.

The Written Ballot Measures will be addressed by written ballot, separately from the meeting described in this notice.

You will have two options for exercising your vote. You can fill out the attached proxy for the annual meeting and Written Ballots and return them to the Association as directed on the forms **OR**, if you have provided an email address to the Association, you will be emailed a link to a voting website and personalized registration code on December 10 where you may complete and submit the Written Ballots. On the voting website, Members may also execute a proxy for the annual meeting. Any Member wishing to vote online who does not receive a registration code and link to the voting website and any Member wishing to receive a hard copy of the meeting notice, Written Ballots, and annual meeting proxy should contact Mike Heaphy at mjheaphy@vailresorts.com or (970) 754-6905. If you sign and submit hard copies of the Written Ballots and proxy, you do not need to visit the voting website and vice versa. Indeed, duplicate Written Ballots will not be counted. **The deadline for voting is Thursday, December 18, 2025, at 12:00 p.m. MST.**

We look forward to seeing you at the annual meeting.

RED SKY RANCH ASSOCIATION

Leo Hoover
Leo Hoover

Association Manager



**Red Sky Ranch Association
Balance Sheet
10/31/2025**

	Current October 31, 2025	Prior Year October 31, 2024
Assets		
First Western Trust Checking	-	212,337
First Western Trust ICS	23,694	185,215
First Western Trust ICS Reserve	100,356	116,390
Vanguard Money Market Fund	1,389,609	1,326,337
Association Vehicle	52,333	-
Accumulated Depreciation	(8,722)	-
DRC Compliance Deposits Refundable	(205,000)	(282,500)
Accounts Receivable	145,000	
Prepaid Insurance	9,348	8,964
Prepaid Gatehouse Expense	29,878	23,130
Total Assets	\$ 1,536,496	\$ 1,589,873
Liabilities		
Accounts Payable	\$ 42,834	\$ 37,871
Prepaid Dues	2,500	-
Advanced Billing Dues	37,917	37,917
Total Liabilities	\$ 83,251	\$ 75,788
Equity		
Improvement Reserve	\$ 98,912	\$ 99,160
Net Income / Reserve Funding	63,838	289,122
Retained Earnings	1,290,495	1,125,804
Total Equity	\$ 1,453,245	\$ 1,514,085
Total Liabilities and Equity	\$ 1,536,496	\$ 1,589,873



Red Sky Ranch Association
Income Statement
For the period 1/01/2025 through 10/31/2025

	YTD 2025			YTD 2024	FY 2025	FY 2024
	Actual	Budget	Variance	01/01 - 10/31	Budget	Actuals
Revenue						
Income - Assessment	\$ 189,583	\$ 189,582	\$ -	\$ 189,583	\$ 227,500	\$ 227,500
Income - Transfer Fee	320,051	175,000	145,051	508,480	175,000	508,480
Income - DRB Fees	35,560	12,500	23,060	15,350	15,000	15,500
Income - Interest	52,524	33,000	19,524	40,416	40,000	56,729
Income - Late Fees	480	-	480	200	-	200
Total Revenue	\$ 598,198	\$ 410,082	\$ 188,115	\$ 754,029	\$ 457,500	\$ 808,409
Operating Expense						
Gate Maintenance	\$ (6,397)	\$ (6,495)	\$ 98	\$ (6,170)	\$ (8,700)	\$ (10,643)
Gatehouse Operations	(77,632)	(70,727)	(6,905)	(71,805)	(98,817)	(95,136)
Ranch Manager Salary & Benefits	(76,704)	(79,280)	2,576	(75,163)	(95,137)	(92,914)
Ranch Manager Operating	-	(167)	167	-	(200)	-
Ranch Manager Facility	(51,050)	(55,445)	4,395	(52,713)	(67,625)	(63,531)
Ranch Manager Vehicle	(2,699)	(6,225)	3,526	(2,500)	(7,500)	(3,000)
Vehicle Depreciation	(8,722)	(8,330)	(392)	-	(10,000)	-
Entry Landscaping	(7,174)	(13,000)	5,826	(6,081)	(13,500)	(8,639)
Roadway Landscaping	(11,827)	(10,450)	(1,377)	(9,742)	(11,000)	(12,299)
Recreation Trail Maintenance	(8,213)	(10,000)	1,787	(3,789)	(10,000)	(3,789)
Roadway Fence Maintenance	(33,000)	(35,000)	2,000	-	(35,000)	-
Noxious Weed Spraying	(15,500)	(15,500)	-	(15,500)	(15,500)	(15,500)
Insurance	(7,971)	(8,295)	324	(7,119)	(9,925)	(8,749)
Homeowner Functions	(1,699)	(1,675)	(24)	(535)	(4,000)	(535)
HOA Marketing	-	(750)	750	-	(1,000)	-
Legal	(129,883)	(100,000)	(29,883)	(137,957)	(125,000)	(137,957)
Audit / Tax Return	(25)	-	(25)	-	(10,500)	(475)
Management Fee	(42,072)	(42,000)	(72)	(34,006)	(50,486)	(40,807)
Accounting Fee	(9,416)	(9,410)	(6)	(8,964)	(11,300)	(10,757)
Income Tax	(8,160)	(4,500)	(3,660)	(4,506)	(6,000)	(5,256)
DRB Expense	(36,215)	(41,365)	5,150	(28,355)	(51,087)	(34,553)
Total Expense	\$ (534,359)	\$ (518,614)	\$ (15,745)	\$ (464,906)	\$ (642,276)	\$ (544,541)
Revenue Over/(Under) Expense	\$ 63,838	\$ (108,532)	\$ 172,370	\$ 289,122	\$ (184,776)	\$ 263,868
Operating Reserve						
Beginning Balance	\$ 1,290,495	\$ 1,290,495	\$ -	\$ 1,125,804	\$ 1,290,495	\$ 1,125,804
Funding	63,838	(108,532)	172,370	289,122	(184,776)	263,867
Ending Balance	\$ 1,354,333	\$ 1,181,963	\$ 172,370	\$ 1,414,925	\$ 1,105,718	\$ 1,389,671
Improvement Reserve						
Beginning Balance	\$ 95,544	\$ 95,544	\$ -	\$ 47,810	\$ 95,544	\$ 47,810
Funding	90,262	90,262	-	116,776	90,262	116,776
Expenditures	(86,894)	(85,750)	(1,144)	(65,426)	(85,750)	(69,042)
Ending Balance	\$ 98,912	\$ 100,056	\$ (1,144)	\$ 99,160	\$ 100,056	\$ 95,544

	YTD Actuals	2025 Budget
Improvements 2025		
Trail Improvements	23,000	25,000
Landscape Improvements	7,100	6,750
Fence Improvements	3,695	3,000
ATV Tires / Maint		1,500
Bellyache Nursery Gate	7,500	7,500
Camera System Upgrade		2,000
Wildfire Mitigation	20,000	20,000
Manager Facility Upgrades	19,894	20,000
Lightpoles	5,705	
	\$ 86,894	\$ 85,750

Red Sky Ranch Association

2026 Budget, 2025 Forecast & 2026 Budget Itemized



	2025	2025	2026	Variance	Inc/(Dec) From 25 Fcst	Notes
	Budget	Forecast	Budget	25 Fcst to 26 Bud		
Revenue						
Common Assessment	\$ 227,500	\$ 227,500	\$ 182,000	\$ 45,500	20%	Decrease annual dues to \$2000/homeowner
Transfer Assessment	175,000	500,051	350,000	150,051	-30%	
DRB Fees	15,000	30,410	20,000	10,410	-34%	
Interest	40,000	53,781	45,000	8,781	-16%	Interest on investment and money market accounts
Late Fees	-	480	-	(480)	0%	
Other Income	-	-	-	-		
Total Revenue	\$ 457,500	\$ 812,222	\$ 597,000	\$ 215,222	26%	
Operating Expense						
Gate Operations (utilities and maintenance)	\$ (8,700)	\$ (8,515)	\$ (8,700)	(185)	2%	
Hourly Operations (Gatehouse and Asst Manager)	(98,817)	(115,458)	(170,350)	(54,892)	48%	Includes new hourly staff position and gate access stickers
Ranch Manager Salary & Benefits	(95,137)	(92,662)	(78,017)	14,645	-16%	Decrease with allocation of time to HCMD
Ranch Manager Operating Costs	(200)	(200)	(200)	-	0%	
Ranch Manager Facility Expense	(67,625)	(62,684)	(68,059)	(5,375)	9%	Includes rent, snow removal and repairs
Ranch Manager Vehicle Costs	(7,500)	(3,300)	(4,405)	(1,105)	33%	
Ranch Manager Vehicle Depreciation	(10,000)	(10,467)	(10,470)	(3)	0%	
Entry Landscaping	(13,500)	(12,437)	(13,500)	(1,063)	9%	
Roadway Landscaping	(11,000)	(11,136)	(11,000)	136	-1%	
Recreation Trail Maintenance	(10,000)	(8,682)	(5,000)	3,682	-42%	Internal staff used for work
Roadway Fence Maintenance	(35,000)	(33,000)	-	33,000	-100%	Bellyache Fence Staining completed every 3 years
Noxious Weed Spraying	(15,500)	(15,500)	(16,000)	(500)	3%	
Insurance	(9,925)	(11,019)	(10,330)	689	-6%	
Homeowner Functions	(4,000)	(2,699)	(4,000)	(1,301)	48%	
Homeowner Marketing	(1,000)	(3,600)	(3,000)	600	-17%	
Legal	(125,000)	(124,692)	(125,000)	(308)	0%	
Audit	(10,500)	(10,500)	(500)	10,000	-95%	Audit done every other year. Tax returns prepared annually
Management Fee	(50,486)	(50,486)	(50,390)	97	0%	
Accounting Fee	(11,300)	(11,300)	(11,870)	(570)	5%	
Income Tax	(6,000)	(4,620)	(6,000)	(1,380)	30%	
DRB Expense	(51,087)	(43,896)	(48,914)	(5,018)	11%	
				-		
Total Operating Expense	\$ (642,276)	\$ (636,851)	\$ (645,704)	\$ (8,852)	-1%	
Surplus/(Deficit)	\$ (184,776)	\$ 175,370	\$ (48,704)	\$ (224,074)	-128%	
Operating Reserve Funding / (Withdrawal)	\$ (184,776)	\$ 175,370	\$ (48,704)	\$ (224,074)		
Improvement & Replacement Reserve Funding	\$ (90,262)	\$ (90,262)	\$ (122,236)	\$ (31,974)		
Total	\$ (275,038)	\$ 85,108	\$ (170,940)	\$ (256,048)		
Operating Reserve Fund						
Beginning Balance	\$ 1,373,523	\$ 1,299,409	\$ 1,384,517	\$ 85,108		
Surplus/(deficit)	(275,038)	85,108	(170,940)	(256,048)		
Ending Balance	\$ 1,098,484	\$ 1,384,517	\$ 1,213,577	\$ (170,940)		
Improvements & Replacement Reserve						
Beginning Balance	\$ 100,346	\$ 95,544	\$ 98,254			
Funding/(Draw)	90,262	90,262	122,236			
Expenditures						
Landscape Improvements	(6,750)	(7,100)	(7,200)			
Trail Improvements	(25,000)	(23,000)	(2,000)			
Fence Improvements	(3,000)	(2,853)	(1,500)			
Trail Trees	-	-	(15,000)			
ATV Tires / Maint	(1,500)	(1,500)	(500)			
Bellyache Nursery Gate	(7,500)	(7,500)	-			
Arrowlane Gate	-	-	(14,000)			
Holiday Lights	-	-	(1,200)			
Camera System Upgrade	(2,000)	-	(2,500)			
Manager Facility Upgrades	(20,000)	(19,894)	-			
Keypad Light Poles (5)	-	(5,705)	-			
Call Boxes	-	-	(20,000)			
Wildfire Mitigation	(20,000)	(20,000)	(20,000)			
Improvement Expenditures Total	\$ (85,750)	\$ (87,552)	\$ (83,900)			
Ending Balance	\$ 104,858	\$ 98,254	\$ 136,590			

RED SKY RANCH ASSOCIATION

PROXY

By submitting this Red Sky Ranch Association Proxy ("Proxy"), I hereby appoint the person specified below as my proxy with full power of substitution to attend in my place the 2025 Red Sky Ranch Association Annual Members Meeting ("Meeting"), to be held at the Red Sky Golf Club Member Clubhouse and virtually via Zoom on Friday, December 19, 2025, at 10:00 a.m. MST, and any adjournment(s) thereof, for the purpose(s) set forth below.

I understand that the following voting matters ("Written Ballot Measures") will be addressed by way of written ballot, SEPARATELY from the Meeting, and that my actions with respect to this Proxy will not constitute a vote or otherwise preclude me from voting on the Written Ballot Measures. This year, the Written Ballot Measures to be voted on by the Members of the Association are:

- **Approval of the Minutes of the 2024 Red Sky Ranch Association Annual Members Meeting and**
- **The 2025 election of a Director to the Red Sky Ranch Association Board of Directors.**

Proxy Selection

_____ I appoint the chairman of the Meeting as my proxy for the purpose of establishing a quorum and to vote thereat the number of shares which I would be entitled to vote, with all the power I would possess if present in person at the Meeting IF any vote of the Member occurs therein. To that extent this Proxy carries with it full right of the holder to cast my vote, if any, as the holder sees fit.

_____ I choose not to appoint any proxy.

THIS PROXY IS SOLICITED BY THE BOARD OF DIRECTORS OF RED SKY RANCH ASSOCIATION. THE ASSOCIATION MUST BE IN RECEIPT OF AN EXECUTED PROXY PRIOR TO THE TIME OF THE MEETING FOR IT TO BE EFFECTIVE DURING THE MEETING. **This Proxy may be completed and submitted via the Association's online voting platform or returned by email to Mike Heaphy at mjheaphy@vailresorts.com or by US Mail to Red Sky Ranch Association, PO Box 100, Edwards, CO 81632.**

Date

Member / Member's Authorized Representative

Red Sky Ranch Address

Printed Name

**RED SKY RANCH ASSOCIATION
WRITTEN BALLOT FOR APPROVAL OF MEETING MINUTES**

General Information

This Written Ballot for Approval of Meeting Minutes ("Minutes Ballot") is delivered by the Red Sky Ranch Association to every Member of the Association entitled to vote regarding the approval or disapproval of the minutes of the 2024 Red Sky Ranch Association Annual Members Meeting ("Minutes") in accordance with the Bylaws of Red Sky Ranch Association and Colorado law. Minutes Ballots representing one-fifth of the votes of the Association membership must be timely received to constitute a quorum for this action. The Proposed Action will be approved if a quorum is reached and the majority of Members voting cast a vote to APPROVE the Minutes as presented. Action taken under this Minutes Ballot has the same effect as action taken at a meeting of the Members. Once submitted, Minutes Ballots may not be revoked.

- **Proposed Action:** Vote to approve the Minutes.
- **Deadline:** The final date and time for counting all Minutes Ballots is **Thursday, December 18, 2025, at 12:00 p.m. MST.** Minutes Ballots received after that date and time will not be counted.
- **The Minutes Ballot may be completed and submitted via the Association's online voting platform or returned by email to Mike Heaphy mjheaphy@vailresorts.com or by US Mail to Red Sky Ranch Association, PO Box 100, Edwards, CO 81632.**

The Minutes that are subject to the Proposed Action are attached to this Minutes Ballot.

Minutes Ballot

The undersigned Member of the Association hereby casts the following vote regarding the Minutes:

_____ I vote to APPROVE the Minutes as presented.

_____ I vote to DISAPPROVE the Minutes as presented.

Date

Member / Member's Authorized Representative

Red Sky Ranch Address

Printed Name

RED SKY RANCH ASSOCIATION
Annual Member Meeting Minutes
December 20, 2024
Red Sky Golf Club Member Clubhouse and
Virtually via Zoom

The 2024 Annual Members Meeting of Red Sky Ranch Association was held in person at the Red Sky Golf Club Member Clubhouse and virtually via Zoom on December 20, 2024. Board members present in person were Bill Simon and Peter Mason and present virtually via Zoom were Marcella Barry and Dennis Grindinger. Also in attendance were Greg Perkins, Legal Counsel for the Association, Lee Hoover, Association Manager, Dana Miller, Financial Analyst, Martin O'Keefe, Assistant Ranch Manager, Andrew Hedrick, Director of Golf Operations, Steve Nusbaum, Senior Manager of Design Review Administration, Jerry Hensel, Director of Base Area Operations, Ken Marchetti with Marchetti & Weaver, Mike Heaphy, secretary to the meeting, and numerous property owners.

Call to Order

The meeting was called to order at 10:00 a.m.

Verification of Proper Notice and Quorum

Greg Perkins confirmed that timely and proper notice of the meeting was provided to the membership and that a quorum was present in person and by proxy.

Association Description and Election Results

Greg Perkins described the Association as a Colorado non-profit corporation that all property owners are members of. The Association is governed by its Board of Directors. Owners are responsible for ratifying the budget which has been approved by the Board and electing members to the Association's Board of Directors. In that, regard Greg noted that there were two open board seats up for election in 2024, that the membership voted in that election electronically, and, per that election, Marcella Barry and Peter Mason had been reelected to new three-year terms on the Board. In response to a question from a homeowner, Greg advised that you do not have to be a resident of the State of Colorado in order to vote in the Association's annual member election; membership in the Association and the corresponding right to vote in its elections is derived by virtue of ownership of property in the Association. Finally, Greg noted that the minutes of the 2023 annual members meeting were approved.

Community Updates

Bill Simon thanked the membership for their near-unanimous participation in the Red Sky Metro District election conducted in November and their participation in the homeowner meeting concerning the election that preceded it.

Golf Update: Andrew Hedrick noted that 2024 was a strong year for rounds-of-golf-played, reaching levels not seen since 2012. He continued on to advise that the Club recently announced modifications to its membership levels which were being received well in the community and resulting in strong membership sales. In terms of capital investment, Andrew noted that they had not yet received their capital allocation for 2025 but expressed that the top of their wish list would be maintenance equipment.

Finance/Budget: Dana Miller provided a financial report for the Association. The Association is expected to end 2024 with an operating surplus of approximately \$247,000, driven primarily by real estate transfer fee receipts. There were 8 property sales in 2024, four homes and four lots. Operating expenses were unfavorable to budget by about \$16,000, mostly due to legal fees. 2024 improvements included annual expenditures for things such as landscaping, fire mitigation, and trail improvements, as well as new expenditures on key pad light poles, all totaling \$64,000. Overall, the Association anticipates ending the year with \$1.3 million in the operating fund and \$100,000 in the improvements fund. The Association's funds are invested in two financial institutions, a federally insured operating account at First Western Trust and a federal money market account with Vanguard. Turning to the 2025 budget, Dana noted that dues will remain flat at \$2,500 per year, the same rate that has been in effect since 2022. Despite the unpredictability, the budget projects a slight increase in real transfer fee receipts, contemplating one home sale and two lot sales in 2025. Operating expenses reflect inflationary increases and several new items, including a new vehicle for the Ranch Manager (a \$10,000/year depreciation expense over the next five years), Bellyache fence staining (an every-three-year project, projected at \$35,000), and audit expenses (a \$10,000 expense, incurred every other year). Projected operating expenses for 2025 exceed projected income so the Association will roll

\$184,000 of the 2024 operating surplus into 2025 to cover the difference. In response to a homeowner question, Dana noted that the Association relies on a five-year reserve schedule to ensure sufficient funds are available for anticipated improvement projects. The budget anticipates \$85,000 in spending on improvement projects, some of which are continuing annual projects (landscaping, fire mitigation, and trail improvements) while new expenditures include \$7,500 for the Bellyache nursery gate and \$20,000 for Ranch Manager facility upgrades. Finally, Dana stated the budget, having been approved by the Board, will be ratified unless there is a motion to disapprove it. Hearing none, the budget was deemed ratified.

Design Review: On behalf of Design Review, Steve Nusbaum reported that 24 lots within the Association are vacant while, on the remaining lots, three new homes are under construction, two more new homes have been completed but are awaiting certificates of compliance from Design Review, two homes are undergoing major remodels, and two new homes have been approved but construction has not started. In response to a question from the Board, Steve explained that the Design Review Board had altered its regulations to allow a greater variety of roof types to encourage replacement of wood shake roofs within the Association. To that end, design review fees are waived for applications to replace wood roofs with non-combustible composite materials.

Ranch Manager Update: Martin O'Keefe described the core duties of the Ranch Manager, namely, conducting house checks every 7-10 days, alarm monitoring, granting contractor access, trash assistance, and package receipt. This prompted a discussion concerning the difficulties the Association has been experiencing with FedEx deliveries, with FedEx drivers leaving packages at gates with no notice to anyone. Despite Ramsey Romanin's and Martin's efforts to get FedEx to change their ways, the problem continues and they have decided to adjust their practices to try to collect and distribute packages delivered by FedEx in this way. Martin also stressed to the membership of having some form of low heat and/or water flow alarm to allow the Ranch Manager to address potential issues before they cause significant damage.

Water Quality: John Volk of Water Quality Control Professionals, who oversees the potable water system for the Association and the associated infrastructure, explained to the membership that TTHM levels are now under control due to various operational changes. He further outlined projects for 2025, including installation of new membranes and a new raw water strainer at the treatment plant.

Fire Mitigation: Tim Swaner from Eagle River Fire District and Eagle Valley Wildland described the fire mitigation treatment work completed in 2024. For 2025, they intend to return to previously treated areas to determine how best to maintain the treatment processes moving forward. Tim further described the free fire mitigation home inspection process they provide.

Red Sky Metro District Update: Ken Marchetti provided an overview of the relationship between and the structures of the Red Sky Metro District and Holland Creek Metro District, including a description of the general effect of the recent RSMD election through which its eligible voters denied authorization to incur new debt. Ken further confirmed the voting eligibility requirements for RSMD elections (versus Association elections), to wit, a person must either reside within RSMD's boundaries or be a Colorado resident who owns property within the boundaries in their own name (i.e., not in by a trust, LLC, or other entity.)

Holland Creek Metro District: Jerry Hensel provided an operations update on behalf of Holland Creek Metro District. He began by generally describing the responsibilities of the HCMD, to wit road infrastructure, light poles, address markers, regulatory signs, guardrails, lighting for those fixtures, lighting for street signs, and the water treatment plant. In 2024, HCMD completed mill and overlay projects on Saddle Rock and East Lakeside Trail. Similar work is planned for Lost Bear Trail and Elk Bugle in 2025. In addition to this work, HCMD stained all the regulatory address markers and street lights in 2024. Prompted by questions and comments from homeowners, Jerry affirmed that HCMD and the Association are exploring ways for the Ranch Manager and his staff to assume some of the day-to-day duties and responsibilities from HCMD in order to achieve greater efficiencies and more timely service due to the fact that the Ranch Manager is on site and in contact with members of the Association on a daily basis. It is anticipated that this will occur in 2025.

There being no further business, on motion duly seconded, the meeting was adjourned at

Respectfully submitted,
Mike Heaphy
Secretary for the Meeting

General Information

- **Proposed Action:** Vote for election of a Director to the Board.
- **Deadline:** The final date and time for counting all Director Election Ballots is **Thursday, December 18, 2025, at 12:00 p.m. MST**. Director Election Ballots received after that date and time will not be counted.
- **This Director Election Ballot may be completed and submitted via the Association’s online voting platform or returned by email to Mike Heaphy at mjheaphy@vailresorts.com or by US Mail to Red Sky Ranch Association, PO Box 100, Edwards, CO 81632.**

Director Election Ballot

Printed Name

**RED SKY RANCH ASSOCIATION
BOARD OF DIRECTORS CANDIDATE BIO**

Scott Wylie

Scott Wylie is Chairman and CEO of First Western Financial (NASDAQ: MYFW). He has been a Red Sky Ranch golfer since the beginning of the Fazio course and bought a house at Red Sky Ranch (behind F7) in 2006. He is involved in a broad range of cultural, educational, and youth-oriented charities, including as a longtime Board member of Roundup River Ranch in Gypsum, Colorado.