

**From:** barrettbuffalopark@gmail.com  
**Sent:** Tuesday, January 28, 2025 10:31 AM  
**To:** 'Council'; 'Kenneth Riley'  
**Cc:** 'Maddy Sielu'  
**Subject:** Comments for tonight's council meeting.

**Town of Keystone Council Members and Town Mayor Riley:**

I will be providing the following comments at tonight's council meeting. I am also providing these comments via email here.

**KNC acts as a Mini-Muni**

The town of Keystone charter allows the levying of taxes for municipal functions. But how can two different authorities implement taxes on the same properties to provide identical functions? The answer is, they can do it as long as they can get away with it. I am speaking out tonight to stop the process of Keystone and KNC from getting away with this.

**First, let's go over the scary stats on the very undemocratic Keystone Neighbourhood Company.**

1. KNC spends 1.6 million dollars on events to make 1.0 million dollars from those events (hmmm...that's a very negative number). The dearth of STR activity in summer in River Run suggest few stay over-night for these.
2. KNC spends 300,000 dollars to plow roads that are actually the jurisdiction of the town of Keystone.
3. KNC ignores the interests of KNC homeowners when they are negatively impacted by Kindred, instead making behind-the-scenes phone calls with the town of Keystone and KOA to squelch those concerns.
4. KNC sets its annual meetings as in-person-only when the vast majority of its member-homeowners live hours away.
5. KNC pays about 250,000 dollars to a director whose resume is withheld from the very members that pay him.
6. KNC takes 2 percent of every property sale, then levies an additional 50 percent over and above our property taxes every year thereafter. (In my case, this meant 23,000 dollars went to KNC initially and 2,000 dollar annually thereafter, to KNC. Yikes - big money.)
7. KNC denies the ability to change bylaws to the homeowner group that provides the lion's share of revenues.
8. KNC denies a majority of Board seats to the homeowner group that provides the lion's share of revenues.
9. KNC can do this because the charter allocated 1,000 votes to a corporation 30 years ago, with that allocation never to change regardless of the reduction in the amount of land or business owned by this business in the neighborhood.
10. Who is that corporation? You guessed it, it's Vail Resorts.

**I'm an engineer and scientist. So here's an equation for you: KINDRED = KNC = VAIL RESORTS**

The math problem for tonight though, is, does the town of Keystone = Vail Resorts? To date, Mayor Riley acts as though Keystone = Vail Resorts. Mayor Riley encouraged KNC's Director to join the Design Review Board, at the expense of a seat of another candidate with presumably more independent ideas. Perhaps the reason Mark Matthews declined the offer is because his resume would then be subject to open records laws? Unfortunately though, by providing cover for KNC when it omitted KNC roads from its road maintenance list, it looks like Keystone = Vail Resorts to me and many others, now.

Do the council and mayor pretend the issue of KNC doesn't matter to them because we homeowners can't vote? Well, we homeowners can fight. To pretend that the grossly undemocratic, profligate, awash-in-other-peoples'-cash, parallel mini-muni that is KNC, to pretend that it is not a legal threat to Keystone, well, that is short-sighted. If we, the 1,000 or so KNC homeowners, end up hiring a legal firm (and gosh did the Red Hawk Lodge's

research yield excellent attorneys last year in the Front Range), such firm will ask for about 30 percent of the many millions of dollars that belong to KNC homeowners.

Do you think that we 1,000 or so homeowners, that pay property taxes and whose homes provide lodging for what is likely the majority of town-revenue-producing visitors to Keystone, do you really think we will be pleased that the town pretended that this issue wasn't in their wheelhouse if we prevail?

I ask the Town Council to act as though the town of Keystone's homeowners matter, and schedule a hearing on this issue immediately.

Thank you.

Maureen Barrett  
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