

SUNBURST RANCH

OWNERS ASSOCIATION

**Sunburst Ranch Owners Association**  
**Notice of Annual Meeting of Members**

**Date: June 23, 2026**

**Time: 6:00 PM MDT**

**Location: Zoom Only (link and call-in information below)**

Dear Sunburst Ranch homeowner,

In accordance with Article 12.07 of the CC&Rs of the Sunburst Ranch Owners Association, notice is hereby given of the Annual Meeting of Members, which will be held on June 23, 2026 at 6:00 PM MDT via Zoom.

Zoom Link: <https://zoom.us/j/97240280377?pwd=D2Sw9alKK2ouzMKdn9o9H4G2zPnid9.1>

Meeting ID: 97240280377

Passcode: arwZc3

This meeting is an important opportunity to receive updates on the community, review financials, elect board members, and participate in other association business. Meeting documents, including an agenda, will be sent via email.

**Current board positions and terms**

#	Name (Officer)	Lot	Term	Expires
1	Doug Cronquist (President)	22	3 yrs	2026 **
2	Becky Yih	19	1 yr	2026 ***
3	Scott Karr (Vice President)	18	3 yrs	2027
4	Trey Christy (Treasurer)	27	3 yrs	2028
5	Open			
6	Open			
7	Open			

*\* Owners only elect individuals to the board. Once a new board is formed, that board will elect its officers.*

*\*\* Doug Cronquist has chosen not to stand for re-election.*

*\*\*\* Becky Yih has agreed to stand for re-election.*

## **Two votes will be held**

At this year's Annual Meeting, the membership will be asked to vote on two matters:

- Board size: whether to reduce the Board of Directors from seven (7) members to five (5).
- Election of open seats: the election of three (3) open seats. If the membership does not approve the reduction to five members, five (5) seats will be open.

## **The Board's recommendation on board size**

The current Board of Directors unanimously supports reducing the Association's Board from seven (7) to five (5) members, for the following reasons:

- From the Association's inception until 2025, the Board was limited to five members, and it was only at the 2025 meeting that the number was increased to seven.
- Historically, it has been difficult to find even five owners willing to give their time and effort to the Board. If more than five owners wish to serve, it is recommended they wait until the next rotation rather than expanding the Board now.
- It is more difficult to find meeting dates and times that work for seven board members.
- It takes considerably more time to discuss issues and reach consensus with seven members than with five.
- The Board experienced no significant benefit from having seven members.

## **Call for nominations**

The Association has hired K&K Property Management to handle the day-to-day operations of the community, which greatly reduces the burden on individual Board Members. However, Board members play a critical role in setting policies, making key decisions, interfacing with Midway City administrators, contractors, insurance providers, lawyers, builders, and developers, and most critically providing necessary oversight of K&K. Being a Board Member is an active role, with a critical fiduciary responsibility to all Owners, and is more than just showing up at meetings and voting. Please give this some thought as you make nominations and vote.

To have a candidate listed on the proxy ballot, please submit the nominee's name and a brief candidate statement directly to Alida Rodriguez at K&K Property Management ([alida@knkpropertymanagement.com](mailto:alida@knkpropertymanagement.com)) no later than 4:00 PM MDT on June 18, 2026. Ballots listing the candidates will be sent shortly after that date. Additional nominations may also be made from the floor at the meeting, up until voting begins.

A copy of the Sunburst Ranch Board Governance Policy is enclosed with this notice. All nominees are asked to review the policy and commit to abiding by it if elected.

## **How the election will be held**

Owners may vote on both matters by proxy ballot or in person during the meeting. Candidates for the open seats will be listed on the proxy ballot, and owners will rank the candidates in order of preference. Candidate statements will be provided with the ballot.

Votes will be counted as follows: if the membership approves reducing the Board to five (5) members, the three (3) highest-ranked candidates will be elected. If the Board remains at seven (7) members, the five (5) highest-ranked candidates will be elected.

### **How proxies work**

A proxy ballot will be sent to all owners shortly after the nomination deadline of June 18, 2026. We encourage every owner to complete and return it to ensure quorum is met, even if you do not plan to attend.

You may name a specific person as your proxy holder. If no proxy holder is named, the Board of Directors will be appointed as your proxy.

A proxy is valid only for this Annual Meeting and any adjournment of it, and may be revoked in writing at any time before the meeting.

If you attend the meeting via Zoom, you may revoke your proxy and vote live.

Completed proxies must be returned to K&K Property Management no later than 4:00 PM MDT on June 23, 2026. Return by email to [proxy@knkpm.com](mailto:proxy@knkpm.com), in person at 345 W 600 S Ste 151, Heber, UT 84032, or by mail to PO Box 925, Midway, UT 84049.

An electronic proxy ballot will also be available online: [electronic ballot link / QR code pending].

We encourage all homeowners to attend. Your participation is vital to the success of our community.

Sincerely,

The Sunburst Ranch Owners Association

On behalf of the Board of Directors, managed by K&K Property Management