BC Hotel A Residences Owners Association, Inc.

Annual Meeting **November 7, 2025**

The Annual Meeting of BC Hotel A Residences Owners Association, Inc. Board of Directors was held on November 7, 2025, via Microsoft Teams, hosted from The Residences at Park Hyatt Beaver Creek, 136 East Thomas Place, Avon, Colorado 81620.

Present from the Board of Directors were: Eric Swartz, President; Jonathan Burke, Vice President; Sean Buchholtz, Secretary and Treasurer and Kristen Padberg, Director

Absent from the Board of Directors was: Tammy Conner, Director

Present from the Management Company were: Samantha Barry, General Manager, Hyatt Vacation Club at High Sierra Lodge; Kate Harrje, Director of Operations; Jami Champagne, Market Vice President, Resort Operations; Jonathan Barkett, Area Director, Finance; Alyson Zinniker, General Manager, Hyatt Vacation Club at The Ranahan; Ben Alexander, Associate Director, Association Management and Colleen Keane, Specialist, Association Management

Owners present were: Helen-Eve Beadle, Ron Bernard and Hans d'Orville

Guests present were: Eden Ballantine, General Manager, Park Hyatt Beaver Creek and Lindsey Rogers, Director of Operations, Park Hyatt Beaver Creek

CALL TO ORDER
Eric Swartz, President, called the meeting to order at 11:01 a.m. Mountain time.

ELECTION OF CHAIRPERSON
A motion was made by Kristen Padberg to elect Eric Swartz as meeting chairperson. The motion was seconded by Sean Buchholtz and unanimously carried.

ESTABLISHMENT OF QUORUM
Mr. Swartz announced that with 34.45% of owners present in person or by proxy, quorum was met.

PROOF OF NOTICE OF ANNUAL MEETING
Notice of Annual Meeting was mailed to all Owners on October 3, 2025 as required by the Association documents. The Affidavit of Mailing was filed with Association records.

APPOINTMENT OF RECORDING SECRETARY
Mr. Swartz appointed Colleen Keane to serve as Recording Secretary.

APPROVAL OF AGENDA
A motion was made by Sean Buchholtz to approve the Agenda as presented. The motion was seconded by Kristen Padberg and unanimously carried.

APPROVAL OF 2024 ANNUAL MEETING MINUTES
A motion was made by Kristen Padberg to approve the November 14, 2024 Annual Meeting Minutes as presented. The motion was seconded by Sean Buchholtz and unanimously carried.

APPOINTMENT OF INSPECTOR OF VOTING
Mr. Swartz appointed Nicole Verrechia, of Sodali & Co., to serve as Inspector of Voting. Mr. Swartz called for any outstanding proxies or ballots to be turned in.

BOARD OF DIRECTORS REPORT
Mr. Swartz presented an update on the Board of Directors including recent projects and enhancements.

RESORT OPERATIONS REPORT

Samantha Barry presented an update on resort operations. Highlights included:

- Staffing updates
- Occupancy
- Owner and guest satisfaction scores
- Overview of activities and events
- Updates on the soft goods renovation

FINANCIAL REPORT

Jonathan Barkett presented a financial update. Highlights included:

- 2025 forecasted year-end operating fund balance is $160,327
- The proposed 2026 budget reflects an increase of 1.7% or $153.85
- Key drivers of the budget increase are the reserve fee, housekeeping, and front desk

VOTING RESULTS

Mr. Verrechia announced the voting results:

Ratification of 2026 Budget

- The 2026 budget was ratified

Election of Five (5) Members to the Board of Directors

- Helen-Eve Beadle, Jonathan Burke, Scott Mathias, Kristen Padberg and Eric Swartz were each elected to serve a two-year term

NEW BUSINESS

Announcement of 2026 Annual Meeting Date

Mr. Swartz announced the 2026 Annual Meeting is scheduled for Thursday, October 15, 2026.

ADJOURNMENT

There being no further business to come before the Association, a motion was made by Sean Buchholtz to adjourn the meeting at 11:32 a.m. The motion was seconded by Kristen Padberg and unanimously carried.

Submitted by:

Colleen Keane — Date
Recording Secretary

Approved by:

Eric Swartz — 10/15/26 — Date
President