

Cinnamon Ridge III
2026 Board of Directors Election
Official Ballot

May 20, 2026

Dear Cinnamon Ridge III Ownership,

At the upcoming **2026 Annual Members Meeting**, to be held on **Saturday, June 20, 2026, at 9:00 am**, two (2) Director positions will be elected.

In an effort to allow all Owners/Members to participate in the election, this form serves as the Official Ballot by mail. All votes will be opened and tallied at the Annual Meeting on June 20, 2026.

- Please see the list of nominees and applicants below and the attached resume /bio page for each.
- Please vote for two (2) members by checking the box next to your preferred candidates.
- The voting must be completed by secret ballot.

Step 1

After you have made your selection of two (2) members and have filled out the section below, place this **Official Ballot** inside **Envelope 1** (Leave it blank =**DO NOT PUT YOUR NAME, ADDRESS, UNIT NUMBER, OR ANY IDENTIFYING INFORMATION ON THIS PAGE** (Official ballot OR on envelope 1) Seal the envelope.

Step 2

Next, place Envelope 1 inside **Envelope 2**. (Envelope 2 will include your return address; please place your unit number on the bottom line of your return address. Seal the envelope.

Step 3

Please mail back **Envelope 2** to Summit Resort Group as soon as possible so your vote can be counted! Ballots must be received by Friday, June 19, 2026.

Nominees / Applicants:
Cinnamon Ridge III Condominium Association
Election of Directors (Please only choose two (2) members)

Frederick Davison

Kevin Donofrio

Mitch Kumar

Please contact our office if you have any questions, 970-468-9137 or via email at
kjohnson@srgsummit.com

Cinnamon Ridge III
2026 Board of Directors Election
Nomination / Application Form

Applicant/ Owner Name Frederick Davison

Address & Unit # Cinnamon Ridge III C 312

Cell Phone 616 450-4930

Email: Freddavison47@gmail.com

Please describe why you would like to be a Director for Cinnamon Ridge III Condominiums:

To provide history and continued support to the Association membership which will enhance the quality and value of the property and services the Association provides its Members.

I have served on the CR III Board since its creation in 1995 - 31 years. I was President from 1995 -2005. 10 year.

Other leadership positions:

Member of the Alumni Association Board, Grand Valley State University 2005-200

Resume/Bio

President of the Ottawa Hills Neighborhood Association, 300 home owners ,
From 2016 - 2020

Professional Experience

Practicing Attorney - State of Michigan 1975 - 2015 -still hold license to practice
Retired from semi-active practice in 2022 but still assisting the courts with Case
Evaluations and settlement of litigation.

From 1974 - 1986 I was a Prosecuting Attorney

From 1986 to 2022 I I was a partner with legal firms and represented Insureds and
Insurance companies in litigation in Michigan and other mid-west states.

Signed Frederick Davison

Date May 3, 2026

By: 

*Please return this application by emailing it to kjohnson@srgsummit.com or
By mail to Summit Resort Group, PO Box 678, Frisco, CO 80443*

KEVIN A. DONOFRIO

Homeowner Related Background

- Property owner in Hilton Head South Carolina.
 - Served on Board of Directors of HOA
 - Bought in 2002
 - Manage property, marketing and rentals myself
- Property owner in Keystone Colorado.
 - Bought in 2005
 - Manage property, marketing and rentals myself
 - Currently on Board of Directors
- PMI (Project Management Institute) certified.

PROFESSIONAL EXPERIENCE

Terumo BCT	2022-2024
CH2M Hill	2011-2012
Qwest Communications International, Denver, CO	2000-2008
<u>Program Manager/Resource Manager</u>	2005-2008
<u>Program Manager</u>	2002-2005
<u>Lead Process Manager</u>	2001-2002
<u>Lead Business Requirements Manager</u>	2000-2001
Lockheed Martin Corporation-Astronautics Division, Denver, CO	1994-2000
<u>Senior Atlas V Product Engineer</u>	1999-2000
<u>EELV Product Development Engineer</u>	1997-1999
<u>EELV Design Engineer</u>	1995-1997
<u>IRAD Systems Engineer</u>	1994-1995
Aerospace Dept., Georgia Tech, Atlanta, Georgia	1993-1994
<u>High Speed Civil Transport (HSCT) Propulsion Lead (Graduate Research Assistant)</u>	
Aeronautical Dept., Rensselaer Poly. Inst., Troy, New York	1992-1993
<u>Research Assistantship</u>	

EDUCATION

Webster University, Greenwood Village, Colorado
Masters in Telecommunications Management, June 2007
Cumulative Average: 3.95

University of Colorado at Denver, Denver, Colorado
MBA with Information Systems Focus, May 2002
Cumulative Average: 3.93

Georgia Institute of Technology, Atlanta, Georgia
M.S. in Aerospace Engineering, September 1994
Research Assistant - Design of High Speed Civil Transport (HSCT)
Cumulative Average: 3.7

Rensselaer Polytechnic Institute, Troy, New York
B.S. in Aeronautical Engineering, May 1993
Cumulative Average: 3.63; Major 4.0

Imperial College of Science Technology and Medicine, London University, England.
Department of Aeronautics - Exchange Program - September 1991- June 1992
Member of the Royal Aeronautical Society
Award Runner Up – 2nd Year, Aero Applications - Involved designing and manufacturing of a centrifugal pump

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Applicant/ Owner: Name: Mithilesh (Mitch) Kumar

Address & Unit #: 060 Oro Grande Drive, Unit B201, Keystone, CO 80435

Cell Phone: 303.956.5616

Email: kumar.mitch@gmail.com

Please describe why you would like to be a Director for Cinnamon Ridge III Condominiums:

I would like to serve as a Director for Cinnamon Ridge III Condominiums because I care deeply about this community and want to help protect its long-term value, appearance, and financial stability. I have been the proud owner of Unit 201 since the original construction of Cinnamon Ridge III in 1992, and over the past three decades, I have developed a strong appreciation for the property and its owners.

My goal as a Board member would be to bring a results-oriented, transparent, and team-driven approach. I believe the Board should focus on maintaining the property in excellent condition, preserving property values, improving community needs where appropriate, and managing HOA funds responsibly to control costs and avoid unnecessary expenses.

As a licensed Civil Engineer in Colorado with more than 45 years of leadership experience, including 28 years with CDOT, more than 6 years with the City and County of Denver, and current service as CEO and Managing Director of Gleafts, LLC, I bring strong experience in engineering, construction management, budgeting, strategic planning, project delivery, contractor oversight, and stakeholder collaboration. I have managed complex infrastructure programs ranging from \$25 million to \$1.6 billion and understand how to evaluate projects, control costs, and deliver results.

This background would allow me to contribute practical technical knowledge and sound judgment to Board decisions involving maintenance, repairs, capital improvements, reserves, safety, contracts, and long-term planning. I also believe in respectful communication, collaboration with

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fellow Board members and management, and making decisions based on facts, governing documents, and the best interests of all owners.

In summary, I would be honored to serve as a Director and use my experience to help keep Cinnamon Ridge III well-maintained, financially responsible, and a desirable community for years to come.

Resume/Bio

I am the proud owner of Unit B201 and have been part of the Cinnamon Ridge III community since its original construction in 1992. Over the past three decades, I have developed a deep appreciation for this property, its owners, and the importance of maintaining the community in excellent condition. I would be honored to serve on the Board of Directors and use my professional experience to help preserve property values, support responsible maintenance, and manage HOA-related costs in a thoughtful and practical manner.

Qualifications

I am a licensed Civil Engineer in the State of Colorado with over 45 years of leadership in transportation and infrastructure -28 years with the Colorado Department of Transportation (CDOT) and more than 6 years with the City and County of Denver—I bring deep knowledge of strategic planning, project delivery, budget management, and stakeholder collaboration. I have successfully managed multimillion-dollar programs and led diverse teams across complex regulatory and operational landscapes.

I am also serving as CEO and Managing Director of a private consulting firm, where I built strong alliances between public agencies and private partners, including CDOT, FHWA, FTA, and municipal governments. I have a track record of creating high-performing teams, streamlining operations, and finding sustainable solutions to difficult challenges.

My expertise spans transportation, facilities, land development, and utility infrastructure, with key emphasis on planning, environmental processes, design, construction, and project delivery. I have led large, complex infrastructure programs—ranging from \$25 million to \$1.6 billion—and

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collaborated with public and private stakeholders to deliver successful outcomes on time and within budget.

Core Competencies

- **Construction Management:** Demonstrated ability in overseeing complex construction projects, ensuring adherence to budget and timeline constraints.
- **Resource Management/Administration:** Skilled in efficiently managing resources and administrative tasks to optimize project outcomes.
- **Program & Project Management:** Proven track record of effectively leading programs and projects from conception to completion.
- **Environmental Process:** Deep understanding of environmental regulations and processes, integrating sustainability into project planning.
- **Strategic Planning & Implementation:** Strategic thinker adept at developing and implementing plans to achieve organizational goals.
- **Team Building & Leadership:** Experienced in fostering teamwork and providing leadership to achieve collective objectives.
- **Public/Private Sector Alliances:** Proficient in building and maintaining alliances between public and private entities for mutual benefit.
- **Safety:** Committed to ensuring the highest standards of safety in all project endeavors.
- **Relationship Building:** Skilled in cultivating strong relationships with stakeholders, clients, and partners.
- **Technology Innovation:** Embracing technological advancements to enhance project efficiency and effectiveness.
- **Key Negotiations:** Experienced negotiator in securing favorable terms and agreements for project execution.
- **Strategic Partnerships:** Proven ability to forge strategic partnerships to drive project success.

Professional Highlights

- CEO / Managing Director – Gleafs, LLC

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- Director of Engineering – City & County of Denver Public Works
- Director / VP Transportation – Bucher, William & Ratliff Corp. (BWR)
- Project Development Branch Manager – CDOT
- Program and Resident Engineer – CDOT

Education

- MBA, Corporate Management
- B.S., Civil Engineering

Recognition and Community Service

- President, Board of Directors, Piney Creek Village Metro District
- Chair, FHWA Western Sub-Committee on Design Region
- Ervan F. Mendenhall Award for Engineering Excellence
- ACPA Award for Quebec Street Reconstruction
- ACEC Engineering Excellence Awards
- Steel Bridge Design Award
- CDOT Certification of Appreciation for I-225 and Alameda Interchange

In summary, I would like to serve as a Director because I care about Cinnamon Ridge III and want to help protect the community's long-term value, appearance, and financial stability. I will bring a results-oriented, transparent, and team-driven approach, with a focus on maintaining the property in excellent condition, supporting responsible financial stewardship, and working cooperatively for the benefit of all owners.

Signed _____

Date: _____

By: _____

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