

**MINUTES**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**KEN-CARYL RANCH METROPOLITAN DISTRICT**

A regular meeting of the Ken-Caryl Ranch Metropolitan District Board of Directors was held on Tuesday, October 25, 2016 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

**ATTENDANCE**

**Board Members Present:**

Lauri Lehan-Milano, President  
Robert Generoli, Vice President  
David Banning, Secretary  
Jami Jensen, Treasurer  
Jeff Esbenshade, Assistant Treasurer

**Others:**

Darrell Windes, District Manager  
Melissa Daruna, District Manager  
Allen Rogers, Parks Director  
Dino Ross, Attorney

**Residents:**

Richard Lauria	Connie Hagerman	Pete Colleqio
Jim Fodor	Debbie Lathrop	Andrew Albruelle
Jerry Yager	Jill Beiquist	Ruth Sundberg
Lori Thorp	Beverly Magiera	Susan Wikstrom
Jeff Wikstrom	Anna Gardner	Robin Scott
Tom Hadley	Bobbi Drieco	Jody Dart
Alicia Hovland	Cathy Packard	Jennifer Manta
Lauren Yager	Gail Heitland	Diane Willoughby
Beverly Ann Gould	Ron Kaufman	Jane Gigliotti
Mary Hobson	Jim Leman	Karen Leman
Carol Grape	Mike D’Innocente	Greg Magiena
Judy Hobstetter	Bill Hobstetter	Mike McClurkin
Ellen McClurkin	Lyndy Brown	John Fosholt
Tru Jillo	Judy Anderson	Bruce Heise
Wade Blacketor	Connie Grushebar	Sarah Shumaker
Mike Kelley	David Wray	Jerry Sullivan
Kayla Kirkpatrick	Pat Lynch	

**I. CALL TO ORDER**

Chairperson Lehan-Milano called the meeting to order at 6:09 p.m.

**II. APPROVAL OF AGENDA**

Director Banning requested the agenda be amended to add item H under Discussion Items for the Deer Creek Golf Course rezoning.

**Director Generoli made a motion to approve the agenda, as amended. Director Jensen seconded. The motion passed unanimously.**

**III. CONFLICT OF INTEREST**

There were no new conflicts.

**IV. APPROVAL OF MINUTES OF SEPTEMBER 21 AND SEPTEMBER 27, 2016 BOARD MEETINGS**

**Director Jensen made a motion to approve the minutes of the September 21, and September 27, 2016 Board of Directors meetings. Director Esbenshade seconded. The motion passed unanimously.**

**V. COMMUNICATION ITEMS**

**A. September 2016 Status Report**

There were no comments.

**B. September 2016 Check Register**

The Board reviewed the September 2016 check register.

**C. Master Association Open Space Updates**

Director Banning commented on the status of the relocation of the Manor House prairie dog colony.

**D. Board of Directors Meeting Minutes from Foothills Park & Recreation District**

Director Banning commented on the potential impact identified by Foothills Park & Recreation District regarding the ballot question on the November 8, 2016 ballot to increase the state-wide minimum wage.

**E. Invoice from Foothills Park & Recreation District for September RE: Ridge Recreation Center**

There were no comments.

## **VI. STAFF COMMENTS AND REPORTS**

- District Manager Windes discussed the budget planning process.
- District Manager Daruna passed out a proposed “protocol” for the Board to communicate District matters to the community. Attorney Ross noted that he had some concerns regarding the proposed protocol that he would like to discuss with the Board before it considers taking any action. The Board requested that it be placed on next month’s agenda.
- District Manager Daruna noted that she and Ken-Caryl Ranch Master Association Communications Director, Victoria DeSair, will work on making the District’s website ADA-compliant, based on updated information from Attorney Ross’s firm.
- Parks Director Rogers noted that the remaining seasonal staff are leaving this Friday. He stated that the Parks Department is focusing on winterizing systems and preparing for snow removal.

## **VII. DISCUSSION ITEMS**

### **A. Veterans Monument Committee Update**

Director Esbenshade provided an update to the Board on the monument’s final piece of artwork, the eagle. They anticipate having it installed before the Veterans Day Celebration on November 12<sup>th</sup>.

### **B. Bradford Intermediate School Playing Field Update**

- Director Lehan-Milano stated that the District is still in litigation with Plains Metropolitan District. The Board stated that when there is more information on the proposed ballfields, the community would be notified and additional meetings would be scheduled.
- Tim Reed with the Jefferson County School District clarified that the funding for the proposed field development was not coming from the 3A & 3B ballot initiatives on the November 8 election.

### **C. Pickle Ball**

- Director Lehan-Milano provided a brief background and clarification on the proposed plan to resurface courts 1 & 2 at the Community Center to test community interest in pickle ball while the District waits for funds to be available for a full replacement of the courts.
- Director Generoli gave background information regarding the District’s negotiations with the Ken-Caryl Water & Sanitation District to address issues related to the water main running under the two courts.

### **D. IGA with Foothills Park & Recreation District for the use of the Ridge Recreation Center**

- District Manager Windes contacted Foothills Park & Recreation District (“Foothills”). Foothills advised him that it is happy to continue the current IGA for another year.
- District Manager Windes also reported that Foothills is interested in offering golf to Ken-Caryl Ranch residents.
- Director Banning suggested that Foothills track Ken-Caryl Ranch resident use of the golf course for the next year so the District can better understand the costs the District may incur from offering golf in the future through Foothills.

**E. 2016 Jefferson County Open Space Local Park and Recreation Grant**

District Manager Windes handed out the grant application and discussed the proposal. The District would like to apply for funding to add features to the Community Center splash pad and make it more exciting for users. Board discussion followed.

**F. Dakota Lodge Focus Group Update**

District Manager Daruna updated the Board that the next focus group meeting would be toward the end of November. The group will continue to discuss programming and park impacts and solutions.

**G. Bond Projects Update**

District Manager Windes provided an update that the Parks Staff was getting ready to do a final walk-through on irrigation and landscaping at the Community Center. Staff provided a punch list of items in the buildings that still need to be addressed. The retainage funds are being withheld from Adolphson and Peterson until the punch list work is complete.

**H. Zoning for Deer Creek Golf Course**

The Board and Staff discussed the timing for providing feedback on the proposed Deer Creek Golf Course rezoning. It was the consensus of the Board to take a formal position of opposition and authorize Director Banning to write a letter of opposition to the County.

**VIII. AUDIENCE PARTICIPATION**

- Jeff Wikstrom requested the Board take a formal position opposing the development of ball fields at the Bradford Intermediate site.
- Jane Gigliotti addressed the Board about concerns with the potential ball fields at Bradford.
- Pete Colleqio addressed the Board about concerns with the potential ball fields at Bradford.
- Sarah Shumaker is opposed to renovating courts 1 & 2 at the Community Center for pickle ball.
- Mike Kelley is opposed to renovating courts 1 & 2 at the Community Center for pickle ball.

- Gail Heitland is opposed to renovating courts 1 & 2 at the Community Center for pickle ball.
- Wade Blacketer is opposed to renovating courts 1 & 2 at the Community Center for pickle ball.
- Mary Hobson is opposed to renovating courts 1 & 2 at the Community Center for pickle ball. Ms. Hobson also would like to know where the push for pickle ball came from.
- Bill Hobstetter is opposed to pickle ball on courts 1 & 2 at the Community Center and is concerned about the sound.
- David Wray is opposed to pickle ball on courts 1 & 2 at the Community Center and stated that all the courts are used for tennis all of the time they are available in the evenings and weekends.
- Karen Leman is opposed to pickle ball on courts 1 & 2 at the Community Center because of parking. She indicated that she is a pickle ball player and likes to play at the Ridge Recreation Center.
- Connie Grusheber is opposed to pickle ball courts on 1 & 2 at the Community Center and feels pickle ball is not what the community voted for when they voted in favor of the Bond projects.
- Dianne Willoughby also is opposed to pickle ball courts on 1 & 2 at the Community Center, feeling that the community was promised six new Courts from the Bond funding.
- Jerry Sullivan requested the frequent use passes from Foothills be added to the IGA.
- Jim Fodor is in favor of pickle ball but not at the Community Center. He would like to see it at the Community Park.
- Cathy Packard asked if the District could use a grant for the tennis courts. She also inquired about the difference between licensed and unlicensed programs at Dakota Lodge.
- Bruce Heise thanked the Board for continuing the sidewalk at the Community Center to connect the park to open space.
- Kayla Kirkpatrick spoke in support of the programs at Dakota Lodge.
- Pat Lynch spoke in support of the programs at Dakota Lodge.

**IX. A MOTION TO OPEN THE PUBLIC HEARING ON THE PROPOSED 2017 BUDGET**

**Director Jensen made a motion to open the Public Hearing on the proposed 2017 Budget. Director Banning seconded. The motion passed unanimously.**

District Manager Windes noting for the record that a notice of the public hearing on the proposed 2017 Budget was duly published in the newspaper. The Board and Staff had an extensive discussion regarding the proposed 2017 Budget. .

- Staffing notes – Horticulture added; Finance Director added; Recreation Director retained.

- The Board suggested reconsidering Fitness Center non-resident fees.
- The Board suggested reconsidering Tennis non-resident fees – Not 20%.

**X. A MOTION TO CONTINUE THE PUBLIC HEARING ON THE PROPOSED 2017 BUDGET UNTIL THE NOVEMBER 14, 2016 BOARD MEETING**  
**Director Generoli made a motion to continue the Public Hearing on the proposed 2017 Budget until the November 14, 2016 Board meeting. Director Esbenshade seconded. The motion passed unanimously.**

**XI. ACTION ITEMS – OPERATIONS**

**A. Motions:**

None

**B. Resolutions:**

**MD 16-109 A RESOLUTION APPROVING AN APPLICATION FOR A LOCAL PARK AND RECREATION GRANT FROM JEFFERSON COUNTY OPEN SPACE**

**Director Jensen made a motion to approve Resolution MD 16-109 for an application for a Local Park and Recreation Grant from Jefferson County Open Space. Director Esbenshade seconded. The motion passed unanimously.**

**XII. ACTION ITEMS – 2014 BOND ISSUE PROCEEDS**

**A. Motions:**

None

**B. Resolutions:**

None

**XIII. BOARD COMMENTS**

Director Lehan-Milano wanted to let Director Banning know that the Master Association may be willing to split the Master Association dues for the Deer Creek development.

**XIV. A MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS NEGOTIATION ISSUES AND ADVISE NEGOTIATORS REGARDING THE PLAINS METROPOLITAN DISTRICT LITIGATION PURSUANT TO C.R.S. 24-6-402 (4) (e)**

**Director Generoli made a motion to go into Executive Session to discuss negotiation issues and advise negotiators regarding the Plains Metropolitan District Litigation pursuant to C.R.S. 24-6-402 (4)(e). Director Jensen seconded. The motion passed unanimously.** The Board went into Executive Session at 11:05 p.m. Attorney Ross did not attend the Executive Session.

**XV. A MOTION TO COME OUT OF EXECUTIVE SESSION**

**Director Lehan-Milano made a motion to come out of Executive Session and resume the regular meeting. Director Generoli seconded. The motion passed unanimously.**  
The regular meeting resumed at 11:15 p.m.

**XVI. A MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS A PERSONNEL MATTER PURSUANT TO C.R.S. 24-6-402 (4)(f)**

**Director Lehan-Milano made a motion to go into Executive Session to discuss a personnel matter pursuant to C.R.S. 24-6-402 (4)(f). Director Generoli seconded. The motion passed unanimously.** The Board went into Executive Session at 11:16 p.m.  
Attorney Ross attended the Executive Session.

**XVII. A MOTION TO COME OUT OF EXECUTIVE SESSION**

**Director Lehan-Milano made a motion to come out of Executive Session and resume the regular meeting. Director Jensen seconded. The motion passed unanimously.**  
The regular meeting resumed at 12:10 a.m. on October 26, 2016.

**XVIII. ADJOURN**

**Director Lehan-Milano made a motion to adjourn the meeting. Director Banning seconded. The motion passed unanimously.**

The meeting adjourned at 12:11 a.m. on October 26, 2016.

These are the correct minutes for the meeting held on the above date and were approved by the

Board on this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

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Dave Banning, Secretary