

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

A regular meeting of the Ken-Caryl Ranch Metropolitan District Board of Directors was held on Tuesday, June 28, 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  
Jami Jensen, Treasurer  
Jeff Esbenshade, Assistant Treasurer

**Board Member Absent:**

Dave Banning, Secretary (Excused)

**Others:**

Darrell Windes, District Manager  
Allen Rogers, Parks Director  
Dino Ross, Legal Counsel

**Residents:**

Ruth Sundberg	Jane Tucker	Anna Martinez-Barnish
Julie Imbler	John Foshold	Maureen Sprong
Linda Blandin	Adam Wood	Nancy Pennington
Leslie Maggi	George Lodge	Ken Whiteacre
Susan Martel	Joyce Conrow	Rob Long
David Moser	Catherine Packard	Diane Hanners
Melinda Lorenz	Marcel DeLorean	Dwight Cabalka
Robyn Anders	Andrew Roberts	

**I. CALL TO ORDER**

Chairperson Lehan-Milano called the meeting to order at 6:15 p.m.

**Director Generoli made a motion to excuse Director Banning’s absence from the meeting. Director Esbenshade seconded. The motion passed unanimously.**

**II. APPROVAL OF AGENDA**

**Director Lehan-Milano made a motion to amend the agenda to add Item VII (I) “Elevation Fitness Update”. Director Generoli seconded. The motion passed unanimously.**

**III. CONFLICT OF INTEREST**

There were no new conflicts.

**IV. APPROVAL OF MINUTES OF MAY 24, 2016 BOARD MEETING**

**Director Lehan-Milano made a motion to approve the minutes of the May 24, 2016 Board meeting. Director Jensen seconded. The motion passed unanimously.**

**V. AUDIENCE PARTICIPATION**

There was no audience participation.

**VI. COMMUNICATION ITEMS**

**A. May 2016 Status Report**

Director Generoli inquired about the type of expenditures which the bucket truck had recently needed.

**B. May 2016 Financial Report, Flash Report & Check Register**

District Manager Windes reported the financial information was not prepared as of the meeting date, due to the additional workload caused by the bond projects. District Manager Windes will present a quarterly update to the Board on the District's financial status at the July Board meeting.

**C. May 2016 Invoice from Foothills Park & Recreation District RE: Ridge Recreation Center**

The Board reviewed the May 2016 invoice from the Foothills Park & Recreation District for use of the Ridge Recreation Center.

**D. Ken-Caryl Ranch Open Space Committee and Ranger Report**

There were no comments from the Board.

**E. Board of Director Meeting Minutes for Foothills Park & Recreation District**

There were no comments from the Board.

**F. Request from Ken-Caryl Little League**

The Board reviewed a request from Ken-Caryl Little League to use the Community Park East Baseball Field for an additional two nights per week during the spring and fall baseball seasons. The Community Park East Baseball Field is currently used five nights per week by South Jeffco Sports.

Following discussion, the Board requested representatives from both Ken-Caryl Little League and South Jeffco Sports be invited to attend the July 26, 2016 Board meeting, at which time the Board will discuss the request.

**Director Generoli made a motion to table further discussion on this topic until the July 26, 2016 Board meeting. Director Esbenshade seconded. The motion passed unanimously.**

## **VII. DISCUSSION ITEMS**

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

District Manager Windes reported on a meeting he attended with the Veterans Monument Committee to discuss future coordination of special events at the Veterans Monument. District Staff will assist with coordination of future events at the Monument to include events on Memorial Day and Veterans Day.

### **B. Parks Advisory Committee Recommendations RE: Proposed Irrigation Reduction**

Director Lehan-Milano updated the Board on the most recent meeting of the Parks Advisory Committee and discussions about the turf reduction program.

The Board received comments from a number of residents on the turf reduction program and specifically requested that the North Ranch entry, and the greenbelt north of Sunset Ridge, continue to be mowed, irrigated and maintained as in previous years.

**Director Generoli made a motion to adopt the memorandum from the Master Association dated June 22, 2016, which identified the action that the Master Association Board of Directors took on this topic at its June 21, 2016 meeting. Director Jensen seconded. The motion passed unanimously.**

### **C. Bond Projects Update**

District Manager Windes updated the Board on the status of the bond projects.

### **D. Bond Projects Expenditure Summary**

District Manager Windes will update the expenditures for May and June activity, and will provide the Board with this report at the July Board meeting.

### **E. Park Renovation Projects Update**

District Manager Windes updated the Board on the Heirloom and Saddlewood Parks improvement projects.

### **F. KCRMA/KCRMD Budget Summit Meeting Follow-Up**

Director Lehan-Milano reported that a meeting had been set up with District Manager Windes, Master Association Executive Director Chris Pacetti, Master Association Board members Seth Murphy and Erlinda Stafford, and Directors Lehan-Milano and Jensen to discuss District and Master Association current and future budget needs.

Following this meeting, the group will report back to their respective Boards on the results of the discussions.

**G. 2015 Audit Update**

District Manager Windes reported that the 2015 audit field work by Schilling & Company was currently scheduled for July, with a presentation of the draft 2015 audit report to the Board at the August Board meeting.

**H. Aquatics Update**

District Manager Windes updated the Board on the aquatics program for the month of June.

**I. Elevation Fitness Update**

District Manager Windes updated the Board on the Elevation Fitness Program at the Community Center. Elevation had a recent staffing change with its Fitness Coordinator but has since hired a current District employee to fill this role as the Elevation representative.

**VIII. ACTION ITEMS – BOND PROCEEDS**

**A. Motions:**

None

**B. Resolutions:**

None

**IX. ACTION ITEMS - OPERATIONS**

**A. Motions:**

**A MOTION TO APPROVE A REQUEST FOR AN EXTENSION OF TIME TO FILE AUDIT FOR THE 2015 FISCAL YEAR WITH THE COLORADO STATE AUDITOR**

**Director Jensen made a motion to approve a request for an extension of time to file an audit for the 2015 fiscal year with the Colorado State Auditor. Director Esbenshade seconded. The motion passed unanimously.**

**B. Resolutions:**

None

**X. COMMENTS**

**A. Board**

- Director Esbenshade reported that Steve Bell with Jefferson County Public Schools was working on a possible ballot question for November.
- Director Jensen reported she had recently visited the new Dakota Lodge and was very pleased with the new facility funded through the bond issue.

**B. Staff**

District Manager Windes reported that the District received a Letter of Intent from only one candidate for the District Manager position by the June 24, 2016 application deadline. District Manager Windes will provide the Board with the information presented by the Candidate, in order for the Board to consider the application, request any further information from the candidate, and, if appropriate, schedule a possible interview.

**XI. A MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS NEGOTIATION ISSUES AND ADVISE NEGOTIATORS REGARDING THE JEFFERSON CORPORATE CENTER PURSUANT TO C.R.S. 24-6-402(4)(e)**

**Director Lehan-Milano made a motion to go into Executive Session to discuss negotiation issues and advise negotiators regarding the Jefferson Corporate Center pursuant to C.R.S. 24-6-40(4)(e). Director Esbenshade seconded. The motion passed unanimously. The Board went into Executive Session at 8:11 p.m.**

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

**Director Generoli made a motion to come out of Executive Session and resume the regular meeting. Director Esbenshade seconded. The motion passed unanimously. The Board came out of Executive Session and resumed the regular meeting at 8:32 p.m.**

**Attorney Ross left the meeting.**

**XIII. 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 Lehan-Milano 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 8:35 p.m.**

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

**Director Generoli made a motion to come out of Executive Session and resume the regular meeting. Director Esbenshade seconded. The Board came out of Executive Session and resumed the regular meeting at 9:22 p.m.**

**XV. ADJOURN**

**Director Jensen made a motion to adjourn the meeting. Director Generoli seconded. The motion passed unanimously. The meeting adjourned at 9:23 p.m.**

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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Lauri Lehan-Milano, President