

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

A regular meeting of the Ken-Caryl Ranch Metropolitan Board of Directors was held on Tuesday, September 27, 2016 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

ATTENDANCE

Board:

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

Others:

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

Residents:

Pat Lynch	Seth Murphy	Ruth Sundberg
Doug Zimmerman	John Fosholt	Christine Seribner
Cindy Zimmerman	Jerry Sullivan	Cathy Packard
Susan Knight	Molly Tsi	Lynn Harbison

I. CALL TO ORDER

Chairperson Lehan-Milano called the meeting to order at 6:07 p.m.

II. APPROVAL OF AGENDA

Chairperson Lehan-Milano requested the agenda be amended to add an Executive Session to discuss the Plains Metropolitan District Litigation under Item XII on the agenda.

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

III. CONFLICT OF INTEREST

There were no new conflicts.

IV. APPROVAL OF MINUTES OF THE AUGUST 11 AND AUGUST 23, 2016 BOARD MEETINGS

Director Banning made a motion to approve the minutes of the August 11, 2016 Board meeting. Director Jensen seconded. The motion passed unanimously.

Director Banning requested the word “successor” be changed to “success” under Item VI (A) in the minutes of August 23, 2016.

Director Banning made a motion to approve the minutes of August 23, 2016, as amended. Director Jensen seconded. The motion passed unanimously.

V. COMMUNICATION ITEMS

A. August 2016 Status Report

- Director Banning had several questions about Weight Room statistics and requested comparative numbers for usage between 2014 and 2016.
- Director Esbenshade reported that the gutters at the Community Center need to be cleaned.

B. August 2016 Check Register

Director Banning inquired whether the District receives any discounts or contractor pricing for purchases at Home Depot. District Manager Windes will follow up on this inquiry.

C. August Invoice from Foothills Park & Recreation District RE: Ridge Recreation Center

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

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

- Director Lehan-Milano inquired about an update on the relocation of the prairie dog colony near the Manor House.
- Director Banning inquired about the use of electric bikes (e-bike) on the open space trails.

E. Minutes from Foothills Park & Recreation District

The Board reviewed the minutes from the Foothills Park & Recreation District Board of Directors meetings held on June 21 and July 26, 2016.

F. Second Quarter 2016 Investment Report

District Manager Windes reviewed the second quarter Investment Report with the Board.

VI. STAFF COMMENTS AND REPORTS

- Parks Director Rogers updated the Board on estimated irrigation costs for the 2016 irrigation season.
- District Manager Windes and Recreation Director Daruna updated the Board on the Barn Brew-Ha event.

VII. DISCUSSION ITEMS

A. Bond and Park Renovation Projects

District Manager Windes and Parks Director Rogers updated the Board on the status of the facility and park bond projects.

B. Dakota Lodge Programming and Park Plans

Recreation Director Daruna updated the Board on the status of programming and park plans for Dakota Lodge. Staff will be organizing a focus group to discuss programming and future improvements to the playground and park site.

C. Proposed Revision to Gardeners' Agreement at the Community Garden

Staff updated the Board on the repairs planned for the fencing around the Community Garden which was caused by the bond construction projects.

D. Standard Crisis Response Protocols

Recreation Director Daruna discussed with the Board the development of a Standard Crisis Response Protocol for the District. Staff will be working on the protocol over the next several months and will report back to the Board with a draft report as soon as it is available.

E. 2017 Budget Update

District Manager Windes reported that the staff is in the process of preparing the District's draft 2017 Budget. A proposed 2017 Budget must be submitted to the Board of Directors and the community by October 15, 2016.

F. 2015 Audit Update

- The Board reviewed the draft Audit of the District's 2015 Financial Statements as prepared by Schilling & Company.
- Attorney Ross proposed several changes to the Management Discussion and Analysis and footnote portions of the draft Audit. The Board will consider these changes later in the meeting.

VIII. AUDIENCE PARTICIPATION

- Cathy Packard addressed the Board with concerns about the Heirloom Park construction and the change in programming at Dakota Lodge.
- Cindy Zimmerman expressed her disagreement with the new park design for Dakota Lodge.

- Molly Tsi does not agree with the youth programming at Dakota Lodge.
- Lynn Harbison asked whether the District had asked Bradford Elementary about using space at the school to provide before- and after-school services.
- Ruth Sundberg disagrees with the use of Dakota Lodge Park for children's activities as it is a wildlife corridor.
- Jerry Sullivan had questions about public versus private use of the facilities on Ken-Caryl Ranch.
- Pat Lynch supports the redevelopment of Dakota Lodge Park and the Environmental Education programming.

IX. ACTION ITEMS BOND PROCEEDS

A. Motions:

None

B. Resolutions:

None

X. ACTION ITEMS – OPERATIONS

A. Motions:

A MOTION TO OPEN THE PUBLIC HEARING ON THE PROPOSED SUPPLEMENTAL 2015 BUDGET FOR THE KEN-CARYL RANCH METROPOLITAN DISTRICT

Director Banning made a motion to open the Public Hearing on the proposed Supplemental 2015 Budget for the Ken-Caryl Ranch Metropolitan District. Director Jensen seconded. The motion passed unanimously.

There were no public comments.

A MOTION TO CLOSE THE PUBLIC HEARING ON THE PROPOSED SUPPLEMENTAL 2015 BUDGET FOR THE KEN-CARYL RANCH METROPOLITAN DISTRICT

Director Generoli made a motion to close the Public Hearing on the proposed Supplemental 2015 Budget for the Ken-Caryl Ranch Metropolitan District. Director Esbenshade seconded. The motion passed unanimously.

A MOTION ACCEPTING THE 2015 ANNUAL AUDIT OF THE DISTRICT'S FINANCIAL STATEMENTS AS PREPARED BY SCHILLING & COMPANY AND DIRECTING STAFF TO SUBMIT SUCH AUDIT TO THE COLORADO STATE AUDITOR PURSUANT TO C.R.S. 29-1-601

Director Esbenshade made a motion to accept the Audit of the District's 2015 Financial Statements as prepared by Schilling & Company and as amended by legal counsel, and directing Staff to submit such audit to the Colorado State Auditor pursuant to C.R.S. 29-1-601. Director Jensen seconded. The motion passed unanimously.

B. Resolutions:

MD 16-108 A RESOLUTION SUMMARIZING APPROPRIATIONS, REVENUES AND EXPENDITURES FOR FISCAL YEAR 2015 FOR THE PURPOSE OF DEFRAYING EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR THE KEN-CARYL RANCH METROPOLITAN DISTRICT

Director Jensen made a motion to pass Resolution MD 16-108 summarizing appropriations, revenues and expenditures for fiscal year 2015 for the purpose of defraying expenses in excess of amounts budgeted for the Ken-Caryl Ranch Metropolitan District. Director Banning seconded. The motion passed unanimously.

XI. A. Board Comments

- Director Banning inquired about a damaged cottonwood tree near the splash pad at the Community Center. Staff will follow-up.
- Director Jensen inquired about the parking spots for the youth services buses at the Community Center and asked if the bus parking should be relocated to the west end of the upper parking lot.
- Director Banning also mentioned that the District should consider having a Board member attend the Special District Association's annual conference in September of 2017.

B. Staff Comments

There were no comments.

XII. 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 Generoli seconded. The motion passed unanimously. Attorney Ross left the meeting. The Board went into Executive Session at 9:43 p.m.

XIII. 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 Banning seconded. The motion passed unanimously. The regular meeting resumed at 10:25 p.m.

Attorney Ross returned to the meeting.

XIV. 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 Banning seconded. The motion passed unanimously. The Board went into Executive Session at 10:29 p.m.

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 Esbenshade seconded. The motion passed unanimously. The regular meeting resumed at 11:12 p.m.

XVI. ADJOURN

Director Jensen made a motion to adjourn the meeting. Director Banning seconded. The motion passed unanimously. The meeting adjourned at 11:13 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.

Dave Banning, Secretary