

MINUTES OF THE MONTHLY BUSINESS MEETING

OF THE BOARD OF DIRECTORS OF THE

KEN-CARYL RANCH MASTER ASSOCIATION

HELD Dec. 12, 2017

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Dec. 12, 2017, at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 6:34 p.m. by President Seth Murphy.

Attendance

Board: Chris Figge, Dan Mullins, Erlinda Stafford, Seth Murphy, Angela York

Staff: Chris Pacetti, Victoria DeSair, Sean Warren

Conflicts of Interest

Seth Murphy requested any Board member who may have a potential conflict of interest disclose said conflict prior to any discussion at the meeting. No other new conflicts had been discussed prior to this meeting and all prior conflicts were hereby incorporated into these minutes by reference.

Approval of Minutes

There was one amendment to the minutes of the Nov. 14, 2017 regular meeting of the Board.

The amendment was to add "Trail Club President" before John Brant's name on page 2.

Motion: Motion to approve the amended minutes made by Chris Figge

Seconded by Erlinda

Motion was approved unanimously

Financials

The November financials were included in the Board Packet.

Motion: Motion to accept the financials made by Erlinda Stafford

Seconded by Dan Mullins

Motion was approved unanimously

Member Comments Not Related to Agenda

- Philip Varley: Discussed the Resident Survey results regarding trails.
- Rilla Reinsma: Thanked Victoria DeSair for her help with accurate information in letters to the editor.
- Judith Burkholder: Discussed environmental concerns with the Docmann Trail.
- James Fodor: Requested an increase to the limit on the number of letters to the editor in Life at Ken-Caryl. Discussed safety issues on the trails and his concerns with the Open Space Management Plan.

Communication/Discussion Items

- **Definition of a Firearm:** Discussed the definition of a firearm because it is not defined in the Master Declaration. Firearm use is prohibited on Ken-Caryl Ranch, but it is not clear on what constitutes a firearm. The Board wants to leave the interpretation up to Jeffco Sheriff.
- **Muddy Trail Closure Program:** Open Space Manager Sean Warren discussed a proposed new initiative to limit damage to trails during muddy conditions. Open Space Staff will work with Communications Director Victoria DeSair on a communications plan and signage for muddy trail conditions. The Board supports the initiative.
- **Dues and Taxes Comparison:** Resident Greg Milano presented a slide show comparing Ken-Caryl Ranch HOA dues, mill levies, and amenities with other communities in the Southwest Denver area.
- **Colony Wall/Fence Replacement:** Resident Jerry Sullivan gave a presentation opposing the proposed Colony wall/fence replacement.

Action Items

Motion: A motion adopting the 2017 Open Space Comprehensive Management Plan.

Discussion: Resident James Fodor discussed his environmental, recreational, and safety concerns about the Plan. Resident Rilla Reinsma discussed differences between the 1997 plan and the 2017 version. She also expressed her concerns about the Docmann Trail.

Motion made by Erlinda Stafford

Seconded by Chris Figge

Motion approved unanimously

Motion: A motion appointing the 2018 Committee members and Board Liaisons.

Discussion: Discussed 2018 committee membership for each of the committees. The Board agreed with the committee appointments as recommended in the Board Packet.

Board liaisons will be: Community Planning Chris Figge, Covenant Chris Figge, Architectural Chris Figge, Election Seth Murphy, Open Space Dan Mullins.

Motion made by Erlinda Stafford

Seconded by Angela York

Motion approved unanimously

Motion: A motion adopting the 2018 Budget and assessments.

Discussion: Trail Club Vice President Katie Bolling expressed her support for the dues increase. She stated the Trail Club will commit \$12,000 toward Docmann Trail and hopes to commit another \$9,000 toward the trail. The Board felt the \$9,000 should go toward contingency, if needed, on the trail. Resident James Fodor expressed his support for the dues increase but does not support funding for Docmann Trail. Resident Rilla Reinsma discussed postponing Docmann construction and not funding the trail for 2018. Resident Scott Baca expressed his support for the dues increase. Resident Jerry Sullivan expressed his support for the dues increase with the exception of the Colony fence/wall project. He asked if the Ranch House Pool funding will be done annually. The Board clarified that any future pool allocation will be discussed as part of the annual budget process. Chris Figge and Seth Murphy suggested a \$2 per month dues increase

instead of \$3. Angela York, Dan Mullins, and Erlinda Stafford supported a \$3 per month dues increase.

Motion made by Dan Mullins to adopt the 2018 budget and assessments with the following amendments: decrease the Colony tie wall funding to \$30,000, decrease the Colony fence funding to \$12,000, and add \$26,000 to the Ranch House pool replacement.

Seconded by Erlinda Stafford

Motion approved with a 3-2 vote.

In Favor: Angela York, Erlinda Stafford, and Dan Mullins

Opposed: Seth Murphy and Chris Figge

Motion: A motion adopting the Equestrian Center Task Force job description.

Motion made by Erlinda Stafford

Seconded by Angela York

Motion approved unanimously

Committee and Task Force Reports

- N/A

Manager's Report

- Chris Pacetti asked the Board if the attendance sheet at the Board meeting is necessary. The Board supports not having an attendance sign-in sheet at the meetings but still wants speaker sign-in sheets.
- Dan Mullins would like to pursue a contractor for Docmann Trail. He would like to use Single Track Trails as the contractor and possibly add them to the preferred vendor list. The Board will vote on the preferred vendor list in January 2018.

Adjournment

There being no further items for discussion, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Victoria DeSair
Secretary of the Meeting