

MINUTES OF THE MONTHLY BUSINESS MEETING

OF THE BOARD OF DIRECTORS OF THE

KEN-CARYL RANCH MASTER ASSOCIATION

HELD July 11, 2017

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, July 11, 2017, at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 7:45 p.m. by President Seth Murphy.

Attendance

Board: Chris Figge, Dan Mullins, Erlinda Stafford, Seth Murphy.

Staff: Chris Pacetti, Sean Warren, Victoria DeSair.

Others: Kayla Kirkpatrick, Art Freitas, Julie Imbler, Ruth Sundberg, James Fodor, Scott Brubaker, Laura Neal

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 were no amendments to the minutes of the June 20, 2017 regular meeting of the Board of Directors.

Motion to approve the minutes made by Dan Mullins.

Seconded by Chris Figge.

Discussion: In response to a question raised at the June 20, 2017 meeting, Chris Pacetti said residents are allowed to stay at Architectural Committee meetings.

Motion was approved. Erlinda Stafford abstained from voting due to her absence at the June 20, 2017 meeting.

Financials

Due to the early meeting, the June financials were not available for review at the meeting.

Member Comments Not Related to Agenda

- Kayla Kirkpatrick: Signed up to speak, but her question regarding the Architectural Committee was addressed earlier in the meeting. Scott Brubaker asked if the North Ranch

falls under the same open meeting rules as the Master Association, and Chris Pacetti said yes. Chris Pacetti will mention these rules to the North Ranch.

- James Fodor: Discussed Parcel A and rare butterflies. Chris Figge mentioned that a biological and archaeological survey were previously done on Parcel A.

Communication/Discussion Items

- N/A

Action Items

Resolution: A resolution authorizing the installation and use of outdoor speakers on Ken-Caryl Ranch.

Discussion: The Board reviewed Jeffco's Noise Abatement Regulations. Chris Figge expressed his concerns with giving a blanket approval for outdoor speakers. Chris Figge suggested outdoor speakers not be allowed during certain times such as 10 p.m. to 7 a.m.

Laura Neal: Feels strongly about keeping the rule as is. She expressed concerns about noise in the neighborhood.

Motion made to add language to the resolution: "...however the use of outdoor speakers is not allowed between 10 p.m. and 7 a.m."

Seconded by Erlinda Stafford

Following discussion, the motion adopting the amended resolution was approved unanimously.

Motion: A motion adopting rule regarding the use of e-bikes as OPDMDs.

Discussion: The Board recommended some changes to the wording of the rules to make the rules clearer. The Open Space Manager showed a potential design for the placard. After discussion, the Board felt the placard was too large. The placard will have a serial number and an expiration date.

Motion with updated wording to the rules made by Erlinda Stafford.

Seconded by Dan Mullins.

Following discussion, the motion was approved unanimously.

Note: Luis Benitez attended the Joint Study Session prior to the Master Association Board meeting. He discussed e-bikes and would like to present to the Open Space Committee regarding industry studies on e-bikes.

Motion: A motion approving an expenditure of \$2,000 for wetlands delineation for the East Plum Thicket Manzanita Trail. Funding source 2017 contingency.

Open Space Manager Sean Warren discussed the process for identifying wetlands when working on a trail project. James Fodor asked if a wetlands permit was obtained for Cougar Trail. Staff confirmed that a wetlands permit was not obtained but a Jefferson County permit was obtained.

Motion made by Chris Figge

Seconded by Erlinda Stafford

Following discussion, the motion was approved unanimously.

Note: Erlinda Stafford said we should discuss volunteer work in exchange for trail bracelets at a future meeting.

Committee and Task Force Reports

- N/A

Manager's Report

- Chris Pacetti passed out the Volunteer Trail Coordinator June-July summary. Singletrack Trails is currently working on trail maintenance.

Adjournment

There being no further items for discussion, the meeting adjourned at 8:52 p.m.

Respectfully submitted,

Victoria DeSair, Secretary of the Meeting