

MINUTES OF THE MONTHLY BUSINESS MEETING

OF THE BOARD OF DIRECTORS OF THE

KEN-CARYL RANCH MASTER ASSOCIATION

HELD Nov. 14, 2017

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Nov. 14, 2017, at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 6:35 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

Others: Connie Grieshaber, Heidi Werth, Rilla Reinsma, Jim Fodor, Cathy Packard, Ruth Sundberg, Bill Lipsteuer, Kayla Kirkpatrick, John Soukup, John Fosholt, Mark Beelaert, John Brant, Scott Sargent, Judith Burkholder, Dianne Clark, Sandra Devin, Robert Brudenell

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 Oct. 10, 2017 regular meeting of the Board.

Motion: Motion to approve the minutes made by Chris Figge

Seconded by Dan Mullins

Motion was approved unanimously

Financials

The September and October financials were included in the Board Packet. Dan Mullins said the Contract Trail Maintenance and Trail Construction line items were put in the same budget line item by mistake. Those items will be adjusted in the financials.

Motion: Motion to accept the financials made by Erlinda Stafford

Seconded by Dan Mullins

Motion was approved unanimously

Member Comments Not Related to Agenda

- Jim Fodor: Discussed his concerns with the new Open Space Management Plan. Recommends a task force of people who are environmentally conscious review the plan.

- Cathy Packard: Discussed her support of a Resident Directory and discussed the Resident Survey results regarding the Directory. Seth Murphy recommended the Board discuss the Directory and the survey results at a future Board meeting.

Communication/Discussion Items

- Treatment of Manor House Prairie Dog Colony Land: Staff provided an update on the prairie dog relocation and the restoration of the land. Volunteers will continue to move prairie dogs, and staff requests \$5,000 for noxious weed spraying. Connie Grieshaber spoke about the prairie dogs and the condition of the land.
- Future of the Equestrian Center Task Force: The Board recommends keeping the Task Force in place and expanding its scope. Staff will draft a job description for review at the December Board meeting.
- 2018 Committees: The Board discussed the Committee appointment process and wants to follow the Committee Appointment and Operating Procedure by reviewing all current and new applicants.

Action Items

Motion: A motion authorizing an expenditure of \$7,125 to replace the Ranch House front doors. Funding source 2017 Special Project Fund undesignated balance available \$32,733.

Motion made by Erlinda Stafford

Seconded by Chris Figge

Motion approved unanimously

Motion: A motion authorizing the Board President to execute the amended Cooperative Agreement RE: Prairie Dog Relocation.

Motion made by Seth Murphy

Seconded by Erlinda Stafford

Motion approved unanimously

Communication/Discussion Items

- 2018 Budget Discussion
 - The Board supported changing the paper stock of the Life at Ken-Caryl paper.
 - The Board supported increasing the budget for trees from \$5,000 to \$10,000.
 - Cathy Packard requested that the Heirloom Park slide be fixed by the contractor. Staff will look into the issue.
 - The Board discussed the shared Metropolitan District expenses for water and bond project overages. The Board wants to budget \$100,000 for water and \$162,000 for bond project overages for 2018.
 - The Board discussed funding for the Ranch House pool to supplement the funding from the Plains Metro District lawsuit.
 - Trail Club President John Brant spoke in favor of funding for Docmann Trail and said the Trail Club could contribute \$12,000 toward construction costs.
 - Robert Brudenell spoke in favor of funding for Docmann Trail and completion of the Trails Master Plan.

- Jim Fodor and Rilla Reinsma expressed their environmental and cost concerns about Docmann Trail.
- Sean Warren discussed an email from Colorado Parks and Wildlife regarding a possible new recommendation for a buffer distance from the Golden Eagle nest. The Board wants to make sure the trail is in compliance prior to construction.
- The Board discussed the one-time project list and is interested in funding all of the proposed items with some modifications to funding levels.
- The new draft budget proposes a \$3 per month increase in dues.

Committee and Task Force Reports

- No reports from the committees and task forces.

Manager's Report

- No Manager's Report.

Executive Session

At 10:02 p.m. the Board entered Executive Session to discuss a personnel matter.

Adjournment

No action was taken following the Executive Session, and there being no further items for discussion, the meeting adjourned at 10:15 p.m.

Respectfully submitted,

Victoria DeSair, Secretary of the Meeting