

MINUTES OF THE MONTHLY BUSINESS MEETING

OF THE BOARD OF DIRECTORS OF THE

KEN-CARYL RANCH MASTER ASSOCIATION

HELD Oct. 10, 2017

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Oct. 10, 2017, at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 6:40 p.m. by President Seth Murphy.

Attendance

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

Staff: Chris Pacetti, Victoria DeSair

Others: Julie Boraks, Jim Fodor, Bruce Heise, Jim Mahony, Barry Wiebe, Wade Gasperson, Heidi Werth, Jeff Reinsma, Rilla Reinsma, Philip Varley, Gina Quirk, Scott Baca, Brad Flynn, Pete Borer, Sean Flynn, Pete Borer, Sean Flynn, Julie Imbler, Chris Ebright, Greg Milano, Paul Wood, Mark Hall, Chris Bolling, Blake Spellman, Eddie Ebright, Henry Walsh, Ed Walsh, Patti Rex, Walter Payne, Gary Grieshaber, Kelly Wert, Robert Brudenell, Kayla Kirkpatrick, Art Freitas, Zach Hall, Judith Burkholder, Joe McCabe, Kate Falconer, Dan Niemela, Joel Brouhle, Tom Bratschun, Katie Bolling, Rick Ellis, Mel Stockwell, Sean Devin, Colin Crotty, John Brant, Jeff Lyslo, John Fosholt, Mark Celusniak, Brian Firestone, John Soukup, Don Bounds, David Schmude

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

Resident Philip Varley expressed his concern that Chris Figge's full comments about Docmann Trail were not in the Sept. 19, 2017 minutes. Chris Figge said the minutes were fine as written. There were no amendments to the minutes of the Sept. 19, 2017 regular meeting of the Board.

Motion: Motion to approve the minutes made by Erlinda Stafford

Seconded by Angela York

Motion was approved unanimously

Financials

The September financials were not included in the Board Packet due to the early meeting. The financials were emailed to the Board Oct. 10, 2017 and posted on the website. Motion to accept the financials was tabled due to lack of time to review.

Motion: Motion to foreclose on 8033 West Spanish Peak.

Motion made by Chris Figge

Seconded by Dan Mullins

Motion approved unanimously

Member Comments Not Related to Agenda

- N/A

Communication/Discussion Items

- 2018 Insurance Renewal: John Archer, the Master Association's insurance broker, presented insurance policy renewal rates. The total premium increase for all policies is .69% or \$977 per year.
- Equestrian Center Task Force Report: Art Freitas and Sandra Devin presented an overview of the Task Force Report, which was included in the Board Packet. Since this is the final report from the Task Force, the Board will either need to disband the task force or re-do the scope of service. The Task Force recommended that a re-scoped task force be appointed, and some of the current members are willing to serve again. The Board will decide at a future Board meeting.

Motion: A motion to accept the findings of the Equestrian Center Task Force.

Motion made by Chris Figge

Seconded by Erlinda Stafford

Motion approved unanimously

Action Items

Motion: A motion approving the alignment for the Docmann Trail.

Discussion:

- James Fodor, Heidi Werth, Philip Varley, John Fosholt, and Rilla Reinsma expressed their concerns with building a trail in Docmann Gulch area.
- Joseph McCabe, Brad Flynn, John Brant, Kate Falconer, Henry Walsh, Eddie Ebright, and Daniel Niemela expressed their support of this trail and trails in general.
- Mark Celusniak: Discussed the makeup of the Open Space Committee.
- Master Association Board members discussed their viewpoints about environmental impacts and budget concerns regarding building a trail in the Docmann Gulch area.

Motion made by Dan Mullins

Seconded by Erlinda Stafford

Motion approved unanimously

Note: Seth Murphy stressed that a raptor nesting survey be completed prior to construction.

Communication/Discussion Items

- 2018 Budget: The Board discussed the proposed budget for 2018, including:
 - Chris Pacetti passed out a memo from Parks Director Pat Malloy regarding trees in Heirloom Park. This will ask the Parks Department if they have a need for more trees and if they have staff to plant them.

- Seth Murphy asked about trail maintenance costs and if the costs could be eliminated if volunteers do the maintenance. Seth Murphy would like to decrease the proposed \$20,000 for trail maintenance to \$17,000.
- Discussed trail construction costs. The estimate for building Docmann Trail is \$88,000. It should be listed on the one-time projects list.
- Chris Figge asked if we need to hire more Rangers. Staff will research this topic and assess the need for more Rangers.
- Chris Pacetti discussed the option of hiring Equestrian Center maintenance staff.
- Discussed the philosophy of the Equestrian Center increasing its Reserves contribution. If the scope of the Equestrian Center Task Force is re-done, the Board wants the Task Force to discuss the option of a facility improvement fund. The Board recommended keeping the Reserve funding at \$15,000 for 2018.
- Discussed Greenbelt W and decided not to fund it for 2018 but instead research it with the help of the Parks Advisory Committee.
- Discussed the Manor House prairie dog colony restoration. Staff will make a recommendation on what to do with that restoration project.
- Chris Pacetti will research Ken-Caryl resident usage of the Foothills golf courses.
- Chris Pacetti will update the open space budget and yellow sheet with the full list of requests from the Open Space Committee.
- Dan Mullins brought up the suggestion of taking over some Metropolitan District expenses and starting a fund for the Ranch House Pool replacement.
- Add to the budget yellow sheet: Bond Cost Overruns at \$150,000 and Pool Fund of \$200,000. Change “Irrigation Water” to “Shared Responsibilities” and increase to \$200,000.
- Philip Varley discussed his concerns for the budget.
- Chris Pacetti will update the proposed budget and present it in November.

Committee and Task Force Reports

- The Board liaisons reported on the various committees they represent.

Manager’s Report

- Embrey sold the Escape at Ken-Caryl Apartments to Bell Partners.

Executive Session

At 9:55 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