

MINUTES OF THE MONTHLY BUSINESS

MEETING OF THE BOARD OF DIRECTORS

OF

KEN-CARYL RANCH MASTER ASSOCIATION

HELD April 12, 2016

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, April 12, 2016 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

Chris Figge, Dan Mullins, Seth Murphy, Erlinda Stafford and Andrew Roberts.

Staff Members in attendance: Chris Pacetti, Rita Saunders and Sean Warren.

Others in attendance: Ruth Sundberg, Bruce Heise and Jeff Lyslo.

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

Having no changes to the minutes of the Annual Business Meeting of the Board of Directors held March 15, 2016, a motion was made by Chris Figge for approval. Erlinda Stafford seconded the motion, which passed unanimously.

There were no amendments to the minutes of the March 15, 2016 regular meeting of the Board of Directors. Chris Figge made a motion for approval, seconded by Andrew Roberts and approved unanimously.

Financials

There was no Finance Committee meeting this month. Questions stemming from the review of the financials were answered, covering topics relating to collections, insurance, covenant enforcement and the Dakota Lodge expanded addition.

Erlinda Stafford moved to accept the March financials, and Dan Mullins provided the second. The Board voted unanimously in favor of the motion.

Chris Pacetti distributed copies of a memo outlining proposals to conduct a Reserve Study. The three bids were reviewed, and Chris Figge presented a motion to contract with Advanced Reserve Solutions Inc. Erlinda Stafford seconded the motion, which the Board approved unanimously. This company's software program is being used in-house currently, so staff will be able to update their report in future years.

Member Comments Not Related to Agenda

Bruce Heise complimented the clean-up efforts of the staff following the recent damaging wet snowstorm.

Jeff Lyslo noted that he would be providing updates monthly as a Volunteer Trail Coordinator. The Board suggested a memo format which could be included in the monthly FYI packet.

Communication/Discussion Item

- Board members expressed appreciation for the packets received from Sierra Pokorn last month. They commented on the detailed documents, and complimented Sierra's work at the Equestrian Center.
- The location of the right-of-way prevents replacement of the marquee sign at the entrance to the Valley. If the current sign is retained, the letter box inside is worn out and needs to be replaced
- The Quarterly Reserve expense report had been included in the packet. Brief comments were made about two painting projects and the ongoing asphalt conversion.
- The Board discussed the challenge of effectively addressing nighttime activities at the Brannon Gearhart parking lot. A gate and lighting additions were debated. Resident Jeff Lyslo suggested a surveillance camera, and the Board requested staff to explore the possibility of a solar-powered wireless camera.

Action Items

Motion: A Motion authorizing staff to enter into a contract with AGE, Inc. to make improvements to the Stallion Pointe Trail at a cost of \$10,800 was made by Erlinda Stafford. Dan Mullins seconded the motion, which the Board approved unanimously. This action stemmed from the discussion of this project at the March Board meeting.

Motion: A Motion appointing Bruce Heise, Mark Celusniak, Bridget Mitchell, Tim Moriarty and Pamela Roszell as members of the Open Space Management Plan Task Force was made by Erlinda Stafford, seconded by Chris Figge and unanimously approved. The applications had

been reviewed by the Directors prior to the meeting, and these volunteers offered experience, subject matter expertise and diversity.

Motion: A Motion authorizing staff to enter into a \$68,000 contract with Tony Boone Trails/Timberline Landscaping for 2016 trails maintenance services was presented by Dan Mullins, seconded by Andrew Roberts and unanimously approved. Additional background was provided, and the Board engaged in a detailed discussion. The daily rates were specified for both initial tasks using machinery and for work requiring small crews with hand tools. The projected scope of the season's projects was explained, and it was emphasized that while the objective is for sustainable trails, the goal is to retain as much as possible the "flavor" of the existing trails. Sean Warren did note the visual impact that will accompany the amount of work being undertaken, and that residents will likely have questions and input.

Committee and Task Force Reports

Chris Figge reported on the Community Planning Committee's fencing discussion. The Committee had asked that he present general information at this meeting to gauge the Board's interest in pursuing the topic in more detail leading up to budget discussions later this year.

Manager's Report

In addition to the written report, Chris presented several additional informational pieces. The Parks Advisory Committee will meet tomorrow to discuss the Territory, Saddlewood and Heirloom parks. The Metropolitan District plans an action item for their April 26 meeting, so the Master Association Board asked to have a follow-up discussion on the night of the May 3, 2016 Joint Study Session.

There was discussion following updates on the potential gate installation at the Manor House as well as the postponed public meeting on the golf course re-zoning.

Executive Session

There were no topics requiring an Executive Session.

Adjournment

There being no further items for discussion, the meeting adjourned at 9:05 p.m.

Respectfully submitted,

Rita Saunders, Secretary of the Meeting