

MINUTES OF THE MONTHLY BUSINESS

MEETING OF THE BOARD OF DIRECTORS

OF

KEN-CARYL RANCH MASTER ASSOCIATION

HELD August 16, 2016

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, August 16, 2016 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 6:36 p.m. by President Seth Murphy, followed by the Pledge of Allegiance.

Attendance

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

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

Others in attendance: Sally Barry, Jamie Becker, Mandy Cole, Nicki Darrow, Vicki Dean, Wendry DeRosia, Sandra Devin, Leslie Doessel, Patrick Farrell, Jim Fodor, John Fosholt, Art Freitas, Connie Grieshaber, John Hamilton, Jill Hand, Ian Holtum, Stacey Holtum, Kathryn Huseman, Dave Husted, John Keaveney, Kayla Kirkpatrick, Al Kranz, Erika Kranz, Tom Krowl, Eliza Lee, Jeff Lyslo, Ann Mahoney, Bob Mason, Chris Noyes, Kendall Noyes, Debry O'Brien, Matt O'Brien, Kim Ohlrogge, Cathy Packard, Elea Plotkin, Kevin Pokorn, Susanne Primgaard, Gina Quirk, Cecilia Ross, Ruth Sundberg, Leslee Torres, Andra Truitt, Erin Turner, Joan Turner, Sheryl Verbitski, Erika Wagner, Meryl Warner, Heidi Werth

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 July 19, 2016 regular meeting of the Board of Directors. Chris Figge made a motion for approval, seconded by Erlinda Stafford and passed by the Board. Dan Mullins abstained due to his absence from the July meeting.

### Financials

There was no Finance Committee meeting this month, but packets were sent out to the Committee members. Erlinda noted the operating revenue was over plan, and pointed out the net operating revenue at the Equestrian Center. Seth reminded staff of the Board's request to have the check register to review. Chris Figge made a motion to accept the July financials, which was seconded by Erlinda Stafford and approved unanimously.

### Member Comments Not Related to Agenda

North Ranch resident Elea Plotkin requested support to address the increase in users at the Bradford Pool this summer and some problems which occurred as a result. The Board suggested addressing the Joint Study Session in September.

Jim Fodor reported on the lack of use of wristbands among trail users. He was concerned about the number of trail users and the impact they and dogs have on the wildlife.

Cathy Packard presented a collection of trash she retrieved from the Heirloom Park construction, and staff will speak with the contractor.

Erica King spoke of the need for bathroom facilities at North Ranch, Heirloom and Brannon Gearhart Parks. The Board will raise that topic at the next Joint Study Session.

### Communication/Discussion Item

- Deb Jones provided an updated status of prairie dog relocation efforts, indicating about 300 dogs have been moved. The North Hogback area has been filled, so the relocations are now in the South Hogback. She reported some residents have expressed lack of support for the project, and she refers them to the Master Association. She also explained that she is unable to hear cyclists because she is using a motor, and the Rangers will put warning signs out. The Board noted that there had been a Prairie Dog Task Force which had worked quickly to accomplish its assigned task. A resident voiced concern that removal of the prairie dogs might introduce problems with weeds and snakes, and staff responded that an expert will be employed to assist with revegetation.
- Seth Murphy introduced the topic of the Equestrian Center Committee, stating that in June it was suggested that quarterly meetings be held for those having an interest in the facility. The first meeting was held in July.

Approximately fourteen different residents addressed the meeting to share ideas and comments. The Board members then shared their opinions individually, and allowed some time for resident follow-up before concluding the topic. A decision was made to develop a job description for a Facilities Task Force consisting of 5-7 members, staff and a Board liaison. The draft will be circulated to the Board by email and presented for a motion at the September business meeting.

- Volunteer Trail Coordinator Jeff Lyslo pointed out the packet enclosures, which included the monthly activity summary as well as a proposal from Singletrack Trails. Tony Boone Trails uses machines, and felt they could not build the segment of Cougar Trail from the bottom as requested. Singletrack Trails is available beginning in mid-September to hand-build the trail segment, with likely completion occurring in 2017. Erlinda Stafford made a motion to use Singletrack Trails to complete the Cougar Trail within the budget amount authorized previously. Chris Figge seconded the motion, which was approved unanimously.
- Proposed drainage improvements in Brannon Gearhart Park were revisited along with clarification of funding sources. The next steps include holding a community meeting and contacting adjacent homeowners.
- Seth Murphy introduced the topic of E-bike usage on the trails by stating that the Open Space Rules had been adopted, but there had been a brief discussion of E-bikes so that portion was sent back to the Committee for discussion. There were a number of points made by members of the Board, and several residents participated in the exchange. Since the Board acted on the recommendation of the Open Space Committee, proponents of E-bikes were encouraged to contact the Committee. No further action was taken by the Board of Directors.
- Quotes will need to be obtained for the 2017 Insurance renewal. The Board is pleased with the services of The Wright Group, so John Archer will be contacted to assemble pricing information.
- There was discussion about the upcoming 2017 budget “yellow sheet”. The Open Space Committee will discuss budget items in August, and the volunteer trail coordinators will also present budget requests. In addition, the Board members mentioned fencing, sound mitigation for the Bradford Room, a community survey in a couple of years, landscaping for areas where signs are removed, irrigation and the drill seeder to be discussed at the Joint Study Session.

### **Action Items**

**Motion:** A motion approving the Beacon-Tin Cup 2016 Fuels Management Project using Oettel Enterprises was proposed by Dan Mullins, seconded by Chris Figge and was unanimously approved. Sean Warren presented a map of the areas for treatment, with an 8 acre parcel being the first priority along with areas of 21 acres and 2.3 acres being included in the plan for retreatment. Supplemental grant money has been allocated for the job, which is scheduled to begin in mid-September.

**Motion:** Sean Warren clarified the location of the Lower Cougar trails which had received name nominations which the Open Space Committee was recommending for adoption. Erlinda Stafford made a motion to adopt the Cougar Trail and Bluebird Trail names, with Chris Figge providing the second. The motion passed unanimously.

**Motion:** A motion to authorize the Executive Director to enter into a contract with AGE to remove the asphalt trail in the North Ranch and replace it with a concrete surface at a cost of \$103,690 out of the Reserves budget was made by Erlinda Stafford, seconded by Dan Mullins and approved unanimously.

**Motion:** A Motion authorizing the Executive Director to enter into a contract with LefevreR to repair the Riding School barn at the Equestrian Center was presented by Chris Figge, with the stipulation that staff follow up on a resident's suggestion for a different company prior to finalizing the contract. Dan Mullins seconded the motion, which was approved unanimously.

#### Committee and Task Force Reports

There were no reports from committees other than minutes included in the monthly packet.

#### Manager's Report

There were no items added to supplement the written report in the packet.

#### Executive Session

At 10:33 the Board entered into Executive Session to discuss a legal matter.

#### Meeting Reconvened

At 10:38 the business meeting was reconvened. A motion was made, seconded and passed unanimously to initiate foreclosure proceedings on the Romero property at 12104 Vail Pass.

#### Adjournment

There being no further items for discussion, the meeting adjourned at 10:39 p.m.

Respectfully submitted,

Rita Saunders, Secretary of the Meeting