

MINUTES OF THE MONTHLY BUSINESS

MEETING OF THE BOARD OF DIRECTORS

OF

KEN-CARYL RANCH MASTER ASSOCIATION

HELD November 15, 2016

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, November 15, 2016 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 6:37 p.m. by Vice-President Dan Mullins, followed by the Pledge of Allegiance.

Attendance

Chris Figge, Dan Mullins and Andrew Roberts. Seth Murphy had given prior notice of a late arrival, and joined the meeting at 7:21 p.m.

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

Others in attendance: John Fosholt, Jim Fodor, Jeff Lyslo, Lynne Harbison, Christina Scribner, Bev Whiteside, Klay Reiter, Cindy Zimmerman, Patti Rex and Chandler Cole.

Conflicts of Interest

Dan Mullins 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 October 18, 2016 regular meeting of the Board of Directors. Chris Figge made a motion for approval, seconded by Andrew Roberts and passed by the Board.

Financials

There was no Finance Committee meeting this month. Chris Pacetti shared the progress of collections, noting that only thirteen accounts remained at the attorney's office for collections.

Chris Figge made a motion to accept the October financials, seconded by Andrew Roberts and approved by the Board.

#### Member Comments Not Related to Agenda

A Retreat resident who obtained qualifying petition signatures from owners to keep the neighborhood sign recapped the history of the original sign's raised letters being vandalized and replaced with smooth lettering. Given those circumstances, he requested a cost-sharing with the Master Association to purchase the upgraded lettering. The Board expressed understanding of the argument presented, but declined to authorize matching funds which would set a possible precedent and counteract the mission to eliminate Master Association funding of neighborhood signage.

An Enclave resident questioned the prairie dog restoration funding and contended that the resolution to the problem was an issue to be handled by the affected homeowners. The Board responded to the concerns and proposed allocating funds for the 2017 budget, but exploring options for alternative or less expensive solutions.

Several residents from Bridlegate and Deer Creek presented opposition to the Dakota Lodge youth programs and the changes to recreational amenities at that location. They expressed concerns over liability issues and dissatisfaction with the composition of the focus group. They also wanted recreational opportunities geared towards older children at that location. The Board suggested participation in the Community Planning meetings as a forum for their ideas.

#### Communication/Discussion Item

- The draft 2017 Budget figures in most categories reflected little change from 2016, with the exception of one-time projects and the trash/recycling scheduled cost increase. Drainage issues were discussed at length, as well as the north border fence, water costs, reserves and some Open Space projects. Some suggestions were made for changes to the one-time project fund prior to the motion being made to adopt the budget.
- Jeff Lyslo provided an update on behalf of the Volunteer Trail Coordinators. The mild weather has allowed continued progress on the Upper Cougar project. Volunteer activity has concluded for the season, with the exception of helping with the Christmas tree sale. Sean reported that approximately 80 people emailed responses to the request for feedback regarding the proposed Massey Draw Canyon trail restoration.

#### Action Items

**Motion:** A Motion accepting the Open Space Committee's recommended revisions to the Group Events Policy was made by Seth Murphy with an additional change deleting 6.c)(x), (xi) and (xii) which pertain to some permitting restrictions. Andrew Roberts seconded the motion, which was approved unanimously.

**Motion:** A Motion accepting the Cultural Resource Survey, the Raptor Survey and the Rare Plant Survey reports for the Docmann Loop Trail was presented by Seth Murphy and seconded by Andrew Roberts. The motion passed with three favorable votes along with an abstention by Chris Figge. There was a detailed discussion about the raptor report's caution regarding the presence of dogs and the rare plant report's recommendations.

**Motion:** A motion accepting Open Space Committee recommendation on a revised gate and fence design for Massey Draw Trailhead was debated at length. Sean provided a history of the project, and explained this was intended to provide a prototype for future locations. Several alternative solutions were presented by Board members. After giving staff direction on this project, the motion was presented by Chris Figge, seconded by Andrew Roberts and was defeated in a unanimous vote.

**Motion:** A motion to continue the Volunteer Trail Coordinator Trial Program in 2017, as recommended by the Open Space Committee was offered by Seth Murphy, seconded by Chris Figge and approved in a vote of the Board. There has been a lot of support for the program, and communication and working relationships have been positive.

**Resolution 16-01:** A Resolution adopting the 2017 budget as presented and increasing monthly assessment levels to \$49.00 per residence, \$37.00 for apartments and \$33.00 per commercial acre or fraction thereof was presented in a motion by Seth Murphy, seconded by Andrew Roberts and approved unanimously by the Board.

#### Committee and Task Force Reports

Some brief updates were presented by Board members about a number of the committee and task force meetings. They also asked about the status of new committee applications being received from residents.

#### Manager's Report

There were no additions to the written monthly report. Chris will contact the Foundation again to follow up on the request from a resident for a park bench in the Valley along the Ken Caryl Avenue path.

#### Executive Session

At 10:14 the Board entered into Executive Session to discuss two legal issues.

#### Adjournment

There being no further items for discussion, the meeting adjourned at 10:35 p.m.

Respectfully submitted,

Rita Saunders, Secretary of the Meeting