

MINUTES
BOARD OF DIRECTORS REGULAR MEETING
KEN-CARYL RANCH METROPOLITAN DISTRICT

A regular meeting of the Ken-Caryl Ranch Metropolitan District Board of Directors was held on Tuesday, January 24, 2017 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

ATTENDANCE

Board Members Present:

Lauri Lehan-Milano, President/Chairperson

Robert Generoli, Vice President

Dave Banning, Secretary

Jami Jensen, Treasurer

Jeff Esbenshade, Assistant Treasurer

Others:

Melissa Daruna, District Manager

Allen Rogers, Parks Director

Emily Powell, Attorney

Residents:

Ruth Sundberg

Liza & Lance Sivisi

Joe Lombardo

Jim Fodor

Larry Christensen

Vicki Sullivan

Anna Gardner

Art Freitas

Gina Quirk

Julie Imbler

Seth Murphy

Kayla Kirkpatrick

Ric Holderith

Patti Cole

Jeremiah Dohahue

I. CALL TO ORDER

Chairperson Lehan-Milano called the meeting to order at 6:04 p.m.

II. APPROVAL OF AGENDA

Item A was removed from Section VII, Discussion Items.

Director Generoli made a motion to approve the agenda, as amended. Director Banning seconded. The motion passed unanimously.

III. CONFLICT OF INTEREST

There were no new conflicts.

IV. APPROVAL OF MINUTES OF NOVEMBER 11, NOVEMBER 14 AND DECEMBER 6, 2016 BOARD MEETINGS.

- **Director Jensen made a motion to approve the minutes of the November 11, 2016 Board meeting. Director Generoli seconded. The motion passed unanimously.**
- **Director Lehan-Milano made a motion to approve the minutes of the November 14, 2016 Board meeting. Director Generoli seconded. The motion passed unanimously.**
- **Director Lehan-Milano made a motion to approve the minutes of the December 6, 2016 Board meeting. Director Generoli seconded. The motion passed unanimously.**

V. COMMUNICATION ITEMS

A. November and December 2016 Status Reports

- The Board discussed the bond projects warranty phase.
- The Board asked for updated information on community space rentals, the fitness center, and pickle ball activity at the February meeting.

B. December Check Register / Vendor Purchase History

The Board asked that staff research the historic and current costs of IT support for the District.

C. Board of Director Meeting Minutes from the Foothills Park & Recreation District.

There were no comments.

D. November and December 2016 Foothills Invoices

There were no comments.

E. Ken-Caryl Ranch Open Space Committee Reports

There were no comments.

VI. STAFF COMMENTS AND REPORTS

- Parks Director Allen Rogers updated the Board on holiday décor being taken down and stored for the season. Pre-planting and preparations are being done for the spring.
- District Manager Daruna updated the Board on the Recreation Director search, the Fitness Expo at the Community Center, the Special Events schedule for 2017 and the start of planning for the summer program catalog.

VII. DISCUSSION ITEMS

A. Bee Keeping in Open Space

This item was removed from the agenda at the request of staff and the resident who wanted to discuss it.

B. Dakota Lodge Focus Group Report

The Board asked staff to begin plans to improve the volleyball courts at the Ranch House and Bradford Park.

C. Rental Space Policy and Fees

The Board discussed adjusting the community group fee rates to be more accommodating of the needs of community groups. As part of the adjustment, the Board also requested that the definition of "community group" be made more specific. Staff will prepare a suggested fee schedule and definition for the Board to consider at the February meeting.

D. Community Planning Committee Members

The Board reviewed the proposed Community Planning Committee members for 2017.

E. Elevation Fitness Contract for 2017

The Board discussed the current contract with Elevation Fitness for fitness center coordination services. The Board expressed its concern that certain deliverables Elevation Fitness promoted have not been realized. The Board requested to see more data and information regarding fitness center use at the February meeting before making a decision on continuing the contract with Elevation Fitness for 2017.

F. Ken's Landscaping Inc. (KLI) Contract for Dakota Lodge Park Renovation

The Board reviewed the proposed contract with KLI for the Dakota Lodge park renovation.

G. Amendments to the Veterans Monument Fund Establishing Articles

The Board discussed the proposed First Amended and Restated Establishing Articles of the Veterans Monument Fund, providing for the post-construction funding, operation, and maintenance of the Veterans Monument, and Board administration of the Veterans Monument Fund.

H. Master Association Promissory Note

There were no comments.

I. Snow Removal Policy – White Oak

The Board discussed discrepancies in the current District snow removal policy and the Board's prior direction to staff to remove snow along White Oak North adjacent to the school. Staff will follow up with the school to seek a collaborative solution to snow removal along White Oak North.

J. North Ranch Median Request

The North Ranch HOA requested to be involved in the North Ranch median maintenance and any median upgrades planned by the District for this spring.

VIII. AUDIENCE PARTICIPATION

- Ruth Sundberg suggested the playground equipment and park renovation at Dakota Lodge be moved to another location on the site.
- Liza Siviski requested that the Board allow high school graduation parties to be held at the Ranch House. It was the consensus of the Board to allow graduation parties to be held at the Ranch House.
- Larry Christensen requested the Board consider replacing the old deck on the front of the Ranch House so it matches the new deck.
- Art Freitas requested the Board approve the Dakota Lodge Focus Group report.
- Kayla Kirkpatrick also requested the Board approve the Dakota Lodge Focus Group report.

IX. ACTION ITEMS – OPERATIONS

A. Resolutions

MD 17-101 A RESOLUTION ADOPTING THE FIRST AMENDED AND RESTATED ESTABLISHING ARTICLES OF THE VETERANS MONUMENT FUND

Director Esbenshade made a motion to pass Resolution MD 17-101 adopting the First Amended and Restated Establishing Articles of the Veterans Monument Fund. Director Generoli seconded. The motion passed unanimously.

B. Motions

A MOTION TO ACCEPT THE DAKOTA LODGE FOCUS GROUP REPORT DATED DECEMBER 6, 2016

Director Banning noted that he felt the Dakota Lodge Focus Group report was prepared thoughtfully and included all competing viewpoints and interests.

Director Generoli made a motion to accept the Dakota Lodge Focus Group report dated December 6, 2016. Director Jensen seconded. The motion passed unanimously.

A MOTION TO APPOINT THE MEMBERS OF THE COMMUNITY PLANNING COMMITTEE AS PROVIDED IN THE MEMORANDUM DATED JANUARY 24, 2017

Director Lehan-Milano made a motion to appoint the members of the Community Planning Committee as provided in the memorandum dated January 24, 2017. Director Generoli seconded. The motion passed unanimously.

A MOTION TO APPROVE THE LANDSCAPE CONSTRUCTION CONTRACT WITH KEN'S LANDSCAPING INC. FOR WORK AT THE DAKOTA LODGE PARK IN 2017

Director Banning made a motion to approve the landscape construction contract with Ken's Landscaping Inc. for work at the Dakota Lodge Park in 2017. Director Esbenshade seconded. The motion passed unanimously.

A MOTION TO APPROVE THE LOAN AGREEMENT AND PROMISSORY NOTE WITH THE MASTER ASSOCIATION FOR THE COMMUNITY CENTER TENNIS COURT CONSTRUCTION

Director Jensen made a motion to approve the loan agreement and promissory note with the Master Association for the Community Center Tennis Court construction. Director Lehan-Milano seconded. The motion passed unanimously.

X. ACTION ITEMS – BOND PROCEEDS

A. Motions

None

B. Resolutions

None

XI. BOARD COMMENTS

There were no comments.

XII. A MOTION TO GO INTO EXECUTIVE SESSION

Director Lehan-Milano made a motion to go into Executive Session to discuss negotiation issues and advise negotiators regarding the Plains Metropolitan District litigation pursuant to C.R.S. § 24-6-402(4)(e). Director Banning seconded. The motion passed unanimously. The Board went into Executive Session at 9:00pm
Attorney Powell did not attend the executive session.

XIII. A MOTION TO COME OUT OF EXECUTIVE SESSION

Director Lehan-Milano made a motion to come out of Executive Session and resume the regular meeting. Director Generoli seconded. The motion passed unanimously.
The regular meeting resumed at **10:10 p.m.**

XIV. ADJOURN

Director Lehan-Milano made a motion to adjourn the meeting. Director Esbenshade seconded. The motion passed unanimously. The meeting adjourned at 10:10 p.m.

These are the correct minutes for the meeting held on the above date and were approved by the

Board on this _____ day of _____ 2017.

Dave Banning, Secretary