

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

A regular meeting of the Ken-Caryl Ranch Metropolitan Board of Directors was held on Tuesday, February 28, 2017 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

**ATTENDANCE**

**Board:**

Lauri Lehan-Milano, President/Chairperson  
Robert Generoli, Vice President  
Jeff Esbenshade, Assistant Secretary  
Jami Jensen, Treasurer

**Board Member Absent:**

David Banning, Secretary (excused)

**Others:**

Melissa Daruna, District Manager  
Allen Rogers, Parks Director  
Judy Anderson, Recreation Supervisor  
Dino Ross, KCRMD General Counsel

**Residents:**

Ruth Sundberg	John Fosholt	Carol Grape
Mike D’Innocente	Andrew Albanelle	Rich Lauria
Cathy Lauria	Cathy Packard	Dave DiFulvio
Robin Scott	Seth Murphy	Gina Ritz
Karen Olson	Jan Rousselot	Jim Friewald
Barb Campbell	Julie McCoy	Marlene Holmes
Wayne Campbell	Sarah Helmes	

**I. CALL TO ORDER**

Chairperson Lehan-Milano called the meeting to order at 6:07 p.m.

**II. APPROVAL OF AGENDA**

**Director Generoli made a motion to excuse Director Banning from the meeting. Director Esbenshade seconded. The motion passed unanimously.**

Director Lehan-Milano moved to amend the agenda to include an update on the prairie dog relocation under Discussion Items VII (A) and add a motion to schedule a special meeting of the Board for March 9<sup>th</sup> under Action Items IX (B).

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

**III. CONFLICT OF INTEREST**

There were no new conflicts.

**IV. APPROVAL OF MINUTES OF THE JANUARY 24, 2017 BOARD MEETING**

**Director Generoli made a motion to approve the minutes of the January 24, 2017 Board meeting. Director Jensen seconded. The motion passed unanimously.**

**V. COMMUNICATION ITEMS**

**A. JANUARY STATUS REPORT**

- Director Jensen inquired about fixing the Community Garden Wall. Parks Director Rogers stated that staff are working on locating the materials to complete it.
- Director Lehan-Milano inquired about the need/usefulness of the nursery at the Fitness Center. District Manager Daruna stated that staff were reviewing the use of the nursery and would likely recommend discontinue offering nursery services due to low usage.

**B. January Check Register / Vendor Purchase History**

There were no comments.

**C. December 2016 / January 2017 Financial Reports**

There were no comments.

**D. Board of Directors Meeting Minutes from Foothills Park & Recreation District & Plains Metropolitan District**

District Manager Daruna informed the Board that minutes from Foothills Park & Recreation District's January meeting were not available yet. She was able to find minutes from all regular business meetings of the Plains Metropolitan District in 2016.

**E. January 2017 Foothills Invoices**

There were no comments.

**F. Ken-Caryl Ranch Open Space Committee Reports**

There were no comments.

**VI. STAFF COMMENTS AND REPORTS**

- Parks Director Rogers updated the Board about preparations for the spring season. Special projects will begin to wrap-up as staff resources are refocused on their maintenance season schedules.
- District Manager Daruna stated that the Dakota Lodge playground demolition and installation project will begin next week.
- District Manager Daruna stated that the new Recreation Director is meeting with staff remotely to address summer planning. Summer planning and seasonal hiring will begin in March. The Recreation Director is scheduled to be in Colorado and begin working onsite the first week of April.

## **VII. DISCUSSION ITEMS**

### **A. Prairie Dog Relocation Update**

Gina Ritz, with the prairie dog relocation group, provided an update on the prairie dog relocation. She also stated that there are unused, empty boroughs at the relocation site. Ms. Ritz is working with two other properties in the Foothills Park & Recreation District that need a home for their prairie dogs. She would like the Board to consider allowing her team to move the prairie dogs to the unused boroughs on the District's property. A developer for one of properties in the Foothills Park & Recreation District is willing to contribute \$5,000 to the District for the relocation. The Board stated that it will discuss this more at a future meeting.

### **B. Pickle Ball Update**

District Manager Daruna and Recreation Supervisor Anderson provided an update on the pickle ball programming. Staff provided statistics on lesson and mixer attendance and made suggestions on programming and scheduling for the future. Board discussion followed. The consensus of the Board was to monitor programming attendance through spring and into summer before making a decision on dedicating courts more permanently to pickle ball.

### **C. Elevation Fitness Contract Update**

District Manager Daruna and Recreation Supervisor Anderson provided an update on the fitness center and the contract for fitness center coordination with Elevation Fitness. Staff provided statistics on fitness center usage for 2014-2016 and reported on the growth in membership and class attendance. The Board discussed whether or not to retain Fitness Elevation to coordinate the fitness center.

**Director Generoli made a motion to allow Staff to work with legal counsel in terminating the contract with Elevation Fitness. Director Lehan-Milano seconded. The motion passed unanimously.**

### **D. Rental Space Policy and Fees Update**

District Manager Daruna presented an updated rental fee schedule for the Board's consideration.

**Director Lehan-Milano made a motion to adopt the updated rental fee schedule. Director Esbenshade seconded. The motion passed unanimously.**

**E. Community Center Tennis Court Construction Update**

District Manager Daruna updated the Board on the construction of tennis courts 1 & 2 at the Community Center. The courts have been demolished, the post-tension lines have been laid and concrete work is scheduled for this week. The surfacing and lining will be conducted later this spring when the weather is warmer. The courts are expected to be playable in June.

**F. Veterans Monument**

Director Esbenshade provided an update on the Veterans Monument. Volunteers hope to have a plaque finalized and installed in the coming months, which thanks and acknowledges the volunteers who worked on the monument.

**VIII. AUDIENCE PARTICIPATION**

- Resident John Fosholt asked questions about the Board’s compliance with Colorado’s Sunshine Law, and provided feedback on his experience with the Board’s compliance. Attorney Ross provided some clarification on the legal requirements of the Board.
- Residents Robin Scott and Karen Olsen provided feedback on the proposed ballfield development at Bradford K-8 North.
- Resident Dave DiFulvio inquired if residents will be able to provide feedback at the March 9<sup>th</sup> meeting on the proposed ballfield development. He also provided his feedback on the proposed ballpark development.

Director Lehan-Milano advised the members of the audience that the purpose of the March 9 special Board meeting is to have an in-depth discussion with the community regarding the ballfield development at Bradford K-8 North. In order to ensure that all of the community members were able to hear the same comments and discussion, she urged audience members to attend the March 9 special Board meeting and ask their questions during that meeting.

**IX. ACTION ITEMS - OPERATIONS**

**A. Resolutions**

None

**B. Motions**

**Director Lehan-Milano made a motion to schedule a special meeting of the Board on March 9<sup>th</sup> at 7 p.m. to discuss a proposed plan to develop ballfields at Bradford K-8 North and receive resident feedback. Director Generoli seconded. The motion passed unanimously.**

**X. BOARD COMMENTS**

Director Jensen asked that Staff get quotes for a new sign at the Community Center.

**XI. A MOTION TO GO INTO EXECUTIVE SESSION FOR LEGAL ADVICE**  
**Director Generoli made a motion to go into Executive Session pursuant to C.R.S §24-6-402(4)(b) to receive legal advice on matters relating to a specific legal matter. Director Lehan-Milano seconded. The motion passed unanimously.**  
Attorney Ross stated for the record that the Executive Session constituted a privileged attorney-client communication and would not be recorded. The Board went into Executive Session at 8:48 p.m.

**XII. A MOTION TO COME OUT OF EXECUTIVE SESSION**  
**Director Jensen 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 9:07 p.m.

Attorney Ross left the meeting.

**XIII. A MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS A THE PLAINS LITIGATION**  
**Director Generoli made a motion to go into Executive Session pursuant to C.R.S. § 24-6-402(4)( e) to discuss the Plains Litigation. Director Lehan-Milano seconded. The motion passed unanimously.**  
The Board went into Executive Session at 9:07 p.m.

**XIV. 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 Board came out of Executive Session at 10:25 p.m.

**XV. ADJOURN**  
**Director Lehan-Milano made a motion to adjourn the meeting. Director Generoli seconded. The motion passed unanimously.**  
The meeting adjourned at 10:25 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.

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Jeff Esbenshade, Assistant Secretary

I hereby attest that the information communicated during the first Executive Session, which was held pursuant to C.R.S. § 24-6-402(4)(b), and which was not recorded, constituted privileged attorney-client communications.

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Dino Ross, Esq.

I hereby attest that the first Executive Session, which was not recorded, was confined to topics authorized for discussion in Executive Session pursuant to C.R.S. 24-6-402(4)(b).

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Lauri Lehan-Milano, President