

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, April 25, 2017 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

ATTENDANCE

Board:

Lauri Lehan-Milano, President/Chairperson

Bob Generoli, Vice President

Dave Banning, Secretary

Jeff Esbenshade, Assistant Secretary

Jami Jensen, Treasurer

Others:

Melissa Daruna, District Manager

Allen Rogers, Parks Director

Kristen Peterka, Recreation Director

Darrell Windes, Finance Director

Dino Ross, Attorney for the District

Residents:

Vincent Mikulski

Ruth Sundberg

Rosalen Moran

Mindi Sanders

Lisa Watkins

Karl Mann

Seth Murphy

Jane Gigliatti

Robin Scott

Siobhan Cox

Mike D’Innocente

Ellen Kessler

Cathy Packard

Andrew Albarelle

Melissa Martin

Matt Martin

Austin Lear

Christina Niemi

Charlie Cassel

Julie Imbler

Carol Grape

Donya Hnath

Katie Lynch

Leslie Johnson

Nico Hnath

Jim Freiwald

Mike Writz

Karen Kalavky

Gina Quirt

Pete Collegio

Laura Fosholt

I. CALL TO ORDER

Chairperson Lehan-Milano called the meeting to order at 6:05 p.m.

II. APPROVAL OF AGENDA

The Board amended the motion under Board Comments to read: “Motion to go into Executive Session to discuss negotiation issues and advise negotiators regarding the Owen Oliver litigation pursuant C.R.S. 24-6-402(4)(e).”

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

III. CONFLICT OF INTEREST

There were no new conflicts.

IV. APPROVAL OF MINUTES OF MARCH 9 AND MARCH 28 SPECIAL MEETINGS AND THE MARCH 28 REGULAR MEETING

- **Approval of Minutes of a Special Meeting on March 9, 2017**
Director Generoli made a motion to approve the minutes of a special meeting on March 9, 2017. Director Jensen seconded. The motion passed unanimously.
- **Approval of Minutes of a Special Meeting on March 28, 2017**
Director Banning made a motion to approve the minutes of a special meeting on March 28, 2017. Director Generoli seconded. The motion passed unanimously.
- **Approval of Minutes of a Regular Meeting on March 28, 2017**
Director Banning made a motion to approve the minutes of a regular meeting on March 28, 2017. Director Generoli seconded. The motion passed unanimously.

V. COMMUNICATION ITEMS

A. March Status Report

There were no comments.

B. March Check Register / Vendor Purchase History

There were no comments.

C. March 2017 Financial Reports

There were no comments.

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

District Manager Daruna noted that no new minutes from the meetings of the Plains Metropolitan District Board of Directors or the Foothills Park & Recreation District Board of Directors were available at this time.

E. March 2017 Foothills Invoices

There were no comments.

F. Ken-Caryl Ranch Open Space Committee Reports

There were no comments.

VI. STAFF COMMENTS AND REPORTS

A. Community Garden Retaining Wall Update

District Manager Daruna updated the Board that the retaining wall had been poured at the Community Garden to address the erosion issue created with the bond construction.

B. Dakota Lodge Playground Update

District Manager Daruna updated the Board that the Dakota Lodge playground was finished and now is open. Families had a lot of positive feedback about the new equipment.

C. Splash Pad & Ranch House Pool Heater Update

- Recreation Director Peterka updated the Board that the new splash pad features had been ordered and would likely be installed just after the start of the season.
- Recreation Director Peterka updated the Board that the new boiler for the Ranch House pool had been ordered and would be installed ahead of schedule.

VII. DISCUSSION ITEMS

A. Camp Closing Time at Dakota Lodge

The Board heard a request from a group of residents represented by Mindi Saunders to allow the camp at Dakota Lodge to remain open until 6 p.m. with the participants going inside at 5:30 p.m. to mitigate any noise or park disruptions. The Board asked some questions of staff and discussed the proposal, noting that it was a reasonable request.

B. Quarterly Financial Report

Finance Director Windes provided the first quarter financial report for the Board. He discussed the need for a new reserve study and financial sustainability study / plan. He also noted that the audit of the District's 2016 financial statements would be completed in June and the auditor, Neil Schilling, will be attending the July Board meeting to provide the preliminary audit report.

C. CPC Meetings / Community Survey Questions – Ball Field Development

District Manager Daruna updated the Board on the progress of the Community Planning Committee in developing a new community survey. The Board discussed requesting the Committee include some questions regarding the general need for more fields, the type of fields and location of fields if desired.

D. Open Space Rules Amendment – Camping

District Manager Daruna updated the Board on the Master Association's adopted Open Space Rules, which were amended to reflect that overnight camping at Dakota Lodge was no longer available.

E. Open Space Guidelines – E-bikes in Public Space

The Board reviewed a draft e-bike policy prepared by Open Space Manager Sean Warren and modeled after Jefferson County Open Space's policy on the same.

F. Ranch House Volley Ball Court Update

The Board discussed doing some updates to the Ranch House volley ball court in preparation of summer and then considering plans for a bigger upgrade in the fall or next spring depending on cost and usage of the court this summer.

G. Deer Creek Golf Course Rezoning

The Board discussed the current plan to rezone parts of the Deer Creek Golf Course for residential building and noted that the District's objection to the plan would be withdrawn from the County upon the Plains Metropolitan District settlement being approved by the court.

H. Community Center Sign

The Board reviewed options and costs for a new sign at the Community Center. They made some suggestions and notes, and District Manager Daruna will provide updated costs at a future meeting.

VIII. AUDIENCE PARTICIPATION

- Gina Writz requested the Board reconsider the proposal to take in additional prairie dogs from the Ranch. Various attendees also spoke in support of relocating the prairie dogs, including at least 1 District resident.
- A few attendees provided comment in opposition to developing ballfields at Bradford for the purposes of scheduled activities.

IX. ACTION ITEMS – OPERATIONS

A. Resolutions:

B. Motions:

1. MOTION TO ADJUST THE CLOSING TIME OF KC NATURE CAMP AT DAKOTA LODGE TO 6 P.M.

The Motion was amended to read:

MOTION TO ADJUST THE CLOSING TIME OF KC NATURE CAMP AT DAKOTA LODGE TO 6 P.M. PROVIDED THAT ALL PROGRAM PARTICIPANTS BE MOVED INSIDE AT 5:30 P.M.

Director Generoli made a motion to adjust the closing time of KC Nature Camp at Dakota Lodge to 6 p.m. provided that all program participants be

moved inside at 5:30 p.m. Director Jensen seconded. The motion passed unanimously.

2. MOTION ADOPTING THE AMENDED OPEN SPACE AND PARKS RULES AS APPROVED BY THE MASTER ASSOCIATION

Director Esbenshade made a motion to adopt the amended Open Space and Parks Rules as approved by the Master Association. Director Banning seconded. The motion passed unanimously.

3. MOTION ADOPTING THE KEN-CARYL RANCH PUBLIC OPEN SPACE GUIDELINES FOR USE OF E-BIKES AS “OTHER POWER-DRIVING MOBILITY DEVICES” ON PROPERTIES OWNED OR LEASED BY THE KEN-CARYL RANCH METROPOLITAN DISTRICT

Director Generoli made a motion to adopt the Ken-Caryl Ranch Public Open Space Guidelines for use of e-bikes as “other power-driving mobility devices” on properties owned or leased by the Ken-Caryl Ranch Metropolitan District. Director Banning seconded. The motion passed unanimously.

X. BOARD COMMENTS

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)

The motion was amended to read:

MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS NEGOTIATION ISSUES AND ADVISE NEGOTIATORS REGARDING THE OWEN OLIVER LITIGATION PURSUANT TO C.R.S.24-6-402(4)(e)

Director Lehan-Milano made a motion to go into Executive Session to discuss negotiation issues and advise negotiators regarding the Owen Oliver litigation pursuant to C.R.S.24-6-402(4)(e). Director Generoli seconded. The motion passed unanimously. The Board went into Executive Session at 8:43 p.m.

B. 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 Banning seconded. The motion passed unanimously. The regular meeting resumed at 9:20 p.m.

XI. ADJOURN

Director Generoli made a motion to adjourn the meeting. Director Jensen seconded. The motion passed unanimously. The meeting adjourned at 9:25 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.

Dave Banning, Secretary