

**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, June 27, 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  
Jami Jensen, Treasurer  
Jeff Esbenshade, Assistant Treasurer

**Staff:**

Melissa Daruna, District Manager  
Kristen Peterka, Recreation Director  
Allen Rogers, Parks Director  
Sean Warren, KCRMA Open Space Supervisor

**Others:**

Dino Ross, Attorney for the District

**Residents:**

Seth Murphy	Rosalen Moran	Connie Grieshaber
Ric Holderith	Ted Struzeski	Christina Niemi
Mike Writz	Matt Martin	Ellen Kessler
Melissa Martin	Rev. Roland Halpern	Gina Writz

**I. CALL TO ORDER**

Chairperson Lehan-Milano called the meeting to order at 6:10 p.m.

**II. APPROVAL OF AGENDA**

The Board struck item V. Staff Introduction – the new staff member will be introduced at the July meeting.

**Director Generoli made a motion to adopt 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 THE APRIL 21, 2017 SPECIAL BOARD MEETING AND MAY 23, 2017 REGULAR BOARD MEETING**

**Minutes for April 21, 2017 Special Board Meeting**

**Director Banning made a motion to approve the minutes of the April 21, 2017 special Board meeting. Director Jensen seconded. The motion passed unanimously.**

**Minutes for May 23, 2017 Regular Board Meeting**

**Director Banning made a motion to approve the minutes of the May 23, 2017 Board meeting. Director Jensen seconded. The motion passed unanimously.**

**V. STAFF INTRODUCTION**

Stricken from Agenda.

**VI. COMMUNICATION ITEMS**

**A. May Status Report**

No comments.

**B. May Financial Report / Check Register / Vendor Purchase History**

The Board asked if the banking services for the District can be evaluated and if other banks can be considered if their fees or services are better for the District.

**C. Board of Director Meeting from Foothills Park & Recreation District and Plains Metropolitan District**

The Board inquired about the additional indemnification the Foothills Park & Recreation District (“Foothills”) Board of Directors was adopting. The Board directed District Manager Daruna to learn more from Foothills and asked Attorney Dino Ross to send examples for the Board’s consideration in the future.

**D. May 2017 Foothills Invoices**

There were no comments.

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

No comments.

**VII. STAFF COMMENTS AND REPORTS**

**Parks Director Allen Rogers:**

Parks Director Rogers stated that he is retiring after the first week of July. He has enjoyed his time with Ken-Caryl Ranch.

The planting is now complete after the back-up from spring snow and storms.

**Recreation Director Kristen Peterka:**

Recreation Director Peterka stated that the pools are now functioning better – at the start of the season there were unexpected maintenance issues at the Ranch House pool due to aging equipment.

The summer special events have been well attended and going great.

**District Manager Melissa Daruna:**

District Manager Daruna thanked Allen Rogers for his service to the community.

District Manager Daruna provided an update on the Veterans Monument Fund balance.

District Manager Daruna introduced the topics of ballfield usage and room rental rates for more discussion at future meetings.

**VIII. DISCUSSION ITEMS**

**A. Prairie Dog Relocation Proposal**

Resident Gina Writz presented a proposal to the Board to move approximately 50 prairie dogs from private land onto the south hogback relocation site. Ms. Writz stated that the site has more boroughs than will be used for the Manor House relocation. The relocation would be conducted by volunteers and the Metropolitan District would receive \$5,000 from the land developer for taking the dogs.

The Board declined to take action on the proposal because action was not on the agenda. The Board asked that an action item be listed on the July meeting agenda.

**B. Plains Settlement Proceeds Allocation Limits**

Director Generoli proposed setting allocation limits for the Plains Metropolitan District settlement proceeds (“Plains Settlement”) to ensure funding for each of the amenities identified in the settlement. Other Board members were in favor of the idea and suggested formal action be taken at the July meeting when an action item has been listed on the agenda.

**C. Ranch House Pool Renovation**

The Board discussed the initial planning process for the Ranch House pool renovation as part of the Plains Settlement. More discussion will take place with the District and the Master Association Boards at the next Joint Study Session.

**D. 2016 Audit Update**

The draft audit of the District’s financial statements for year ended December 31, 2016 (“2016 Audit”) will be presented to the Board at the regular August Board meeting. District Manager Daruna stated that it would be necessary to apply for an extension in which to file the 2016 Audit.

**E. Committee Goals**

Staff discussed the need for goals and / or projects for the various community committees to ensure efficient and effective use of the volunteers' and staff's time. The Board agreed. Additional discussion will take place at the Joint Study Session in July.

**F. Mission Statement**

Director Esbenshade requested that the District Mission Statement be revised. Board discussion followed. District Manager Daruna offered to have Staff and any interested Board members participate in drafting some options for the Board's consideration.

**IX. AUDIENCE PARTICIPATION**

Multiple attendees provided feedback on the prairie dog relocation proposal.

**X. ACTION ITEMS – OPERATIONS**

**A. Resolutions**

None.

**B. Motions**

**a. MOTION TO APPROVE A REQUEST FOR EXTENSION OF TIME TO FILE THE AUDIT FOR THE 2016 FISCAL YEAR WITH THE COLORADO STATE AUDITOR**

**Director Jensen made a motion to approve a request for extension of time to file the audit for the 2016 fiscal year with the Colorado State Auditor.**

**Director Esbenshade seconded. The motion passed unanimously.**

**XI. BOARD COMMENTS**

**B. MOTION TO GO INTO EXECUTIVE SESSION TO RECEIVE ADVICE OF LEGAL COUNSEL ON THE LAWS GOVERNING EXECUTIVE SESSIONS AND ATTORNEY-CLIENT COMMUNICATION PURSUANT TO C.R.S. 24-6-402(4)(b).**

**Director Generoli made a motion to go into Executive Session to receive advice of legal counsel on the laws governing Executive Session and attorney-client communication pursuant to C.R.S. 24-6-402(4)(b). 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 10:02 p.m.

**C. MOTION TO COME OUT OF EXECUTIVE SESSION**

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

The Board came out of Executive session at 10:37 p.m.

**D. 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 10:37 p.m. Attorney Ross left the meeting.

**E. MOTION TO COME OUT OF EXECUTIVE SESSION**

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

The Board came out of Executive Session at 10:43 p.m.

**F. ADJOURN**

**Director Generoli made a motion to adjourn the meeting. Director Lehan-Milano seconded. The motion passed unanimously.**

The meeting adjourned at 10:43 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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Dave Banning, 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