

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

ATTENDANCE

Board:

Lauri Lehan-Milano, President
Bob Generoli, Vice President
Dave Banning, Secretary
Jami Jensen, Treasurer
Jeff Esbenshade, Assistant Treasurer

OTHERS:

Melissa Daruna, District Manager
Kristen Peterka, Recreation Director
Pat Malloy, Parks Director
Shannon Morgione, Staff
Emily Powell, Attorney
Matt Court, Attorney

RESIDENTS:

Marianne & Craig Horner	Kayla Kirkpatrick	Lisa Watkins
Rev. Roland Halpern	Ellen Kessler	Connie Grieshaber
Jim Fodor	Marcus McCloud	Julie Imbler
Gina Writz		

I. CALL TO ORDER

Director Lehan-Milano called the meeting to order at 6:06 p.m.

II. APPROVAL OF AGENDA

- The Board added receiving legal advice on easement issues to the motion to go into Executive Session to receive legal advice pursuant to C.R.S 24-6-402(4)(b).
- The Board added an Executive Session to discuss matters subject to negotiation related to the Owen Oliver litigation pursuant to C.R.S.24-6-402(4)(e).

Director Generoli 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 THE JUNE 27, 2017 REGULAR BOARD MEETING

Director Lehan-Milano made a motion to approve the minutes of the June 27, 2017 regular Board meeting. Director Banning seconded. The motion passed unanimously.

V. STAFF INTRODUCTION

- District Manager Daruna introduced Pat Malloy as the new Parks Director.
- Recreation Director Peterka introduced Shannon Morgione as the new Preschool Director.

VI. ACTION ITEM – PRAIRIE DOG RELOCATION REQUEST

A. MOTION TO APPROVE THE REQUEST TO RELOCATE A PRAIRIE DOG COLONY FROM THE CORNER OF KIPLING AND COAL MINE TO THE SOUTH HOGBACK OF DISTRICT OPEN SPACE

OR

MOTION TO DENY THE REQUEST TO RELOCATE A PRAIRIE DOG COLONY FROM THE CORNER OF KIPLING AND COAL MINE TO THE SOUTH HOGBACK OF DISTRICT OPEN SPACE

Board President Lehan-Milano read a statement summarizing the Board's prior comments regarding its inclination to deny the request to move the colony.

Director Generoli made a motion to deny the request to relocate a prairie dog colony from the corner of Kipling and Coal Mine to the South Hogback of District Open Space. Director Banning seconded. The motion passed unanimously.

VII. COMMUNICATION ITEMS

A. June Status Report

The Board discussed banking services and whether a new financial institution could provide better services to the District. It was the consensus of the Board to reach out to contacts at local banks before deciding whether an RFP would be beneficial.

B. June Financial Report / Check Register / Vendor Purchase History

The Board asked for some clarification on the reports for the August meeting.

C. Minutes from the Foothills Park & Recreation District and the Plains Metropolitan District Board of Directors meetings

- The Board discussed the field usage fees charged by the School District and requested that Staff evaluate the District's fee structure.
- The Board inquired about Pilates machines at the fitness center and requested Staff consider if there would be any benefit to adding such machines.

D. June 2017 Foothills Invoices

There were no comments.

E. Ken-Caryl Ranch Open Space Committee Reports

There were no comments.

VIII. STAFF COMMENTS AND REPORTS

- Recreation Director Peterka gave an update on the busy tennis season, the splash pad equipment installation, and pickleball attendance.
- Parks Director Malloy gave an update on water usage and conservation efforts as well as the status of seasonal staff.
- District Manager Daruna followed up on some questions regarding Board member indemnification clauses that had been asked at the previous Board meeting. She provided some initial information on the District's current banking services and an update on drafting a new District mission statement. Finally, she recommended cancelling the August Joint Study Session with the Master Association as many members of each Board are not available to attend.

IX. DISCUSSION ITEMS

A. Plains Settlement Proceeds Allocation Limits

The Board discussed setting the Plains settlement proceeds allocation limit for the Ranch House Pool remodel at \$2.25M in order to reserve settlement funds for future field improvements or development per the settlement. The Board will appropriate the Ranch House Pool remodel funds through the budgeting process once it has a more definite estimate of cost.

B. Ranch House Pool Renovation Process

District Manager Daruna provided an update on the initial planning process. The Board discussed the next steps in selecting a contractor and getting more formal design work completed. They directed Staff to work with legal counsel to develop an RFP for a design-build contract.

C. Quarterly Financial Update

District Manager Daruna provided a preliminary report on the second quarter financials including current expenditures compared to revenue. She reported that the District was on target to meet the 2017 Budget.

D. Field Permitting Process

Staff presented current statistics on field usage for South Jeffco Little League and Ken-Caryl Little League, and discussed billing for the spring season. Staff requested additional discussion regarding allocating fields to best serve the entire community.

E. KCRMD / KCRMA Finance Summit Update

Staff and the Board discussed the initial finance summit meeting with the Ken Caryl Ranch Master Association (“Master Association”). District Manager Daruna and Master Association Executive Director Pacetti are working on a presentation to both Boards at the September Joint Study Session.

X. AUDIENCE PARTICIPATION

A resident stated his appreciation for the lifeguards at the pools, especially at the Ranch House on the 4th of July, and for the Staff who protected the trees at the Dakota Lodge during the playground replacement. The resident also thanked the Board for following through with the Plains Metropolitan District lawsuit and getting the settlement for the community.

XI. ACTION ITEMS – OPERATIONS

A. Resolutions

No resolutions.

B. Motions

a. MOTION TO ESTABLISH THE PLAINS SETTLEMENT PROCEEDS ALLOCATIONS

Director Generoli made a motion to establish the Plains settlement proceeds allocation limit for the Ranch House Pool remodel at \$2.25M. Director Esbenschade seconded. The motion passed unanimously.

b. MOTION TO APPROVE EXTENSION OF THE FINANCE DIRECTOR’S TEMPORARY EMPLOYMENT AGREEMENT

Director Banning made a motion to approve continuing the Finance Director’s Temporary Employment Agreement for two months. Director Jensen seconded. The motion passed unanimously.

XII. BOARD COMMENTS

A. MOTION TO GO INTO EXECUTIVE SESSION TO RECEIVE ADVICE FROM LEGAL COUNSEL REGARDING COMMUNICATION POLICIES AND PUBLIC FORUMS, AND REGARDING AN EASEMENT ISSUE, PURSUANT TO C.R.S. 24-6-402(4)(b)

Director Lehan-Milano made a motion to go into Executive Session to receive advice of legal counsel regarding communication policies and public forums, and regarding an easement issue, pursuant to C.R.S. 24-6-402(4)(b). Director Generoli seconded. The motion passed unanimously.

Attorney Powell 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 9:23 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 Esbenshade seconded. The motion passed unanimously. The regular meeting resumed at 9:52 p.m.

C. MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS A PERSONNEL MATTER PURSUANT TO C.R.S. 24-6-402(4)(f)

It was the consensus of the Board that this Executive Session was not necessary. The Board discussed the process for conducting District Manager Daruna's annual performance evaluation.

D. MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS MATTERS SUBJECT TO NEGOTIATION RELATED TO 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 matters subject to negotiation related to the Owen Oliver litigation pursuant to C.R.S. 24-6-402(4)(e). Director Esbenshade seconded. The motion passed unanimously. The Board went into Executive Session at 9:56 p.m.

Attorney Powell and Attorney Court left the meeting at this time.

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 Jensen seconded. The motion passed unanimously. The meeting resumed at 10:10 p.m.

XIII. ADJOURN

Director Lehan-Milano made a motion to adjourn the meeting. Director Generoli 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

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.

Emily Powell, 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).

Lauri Lehan-Milano, President