

Minutes of the Monthly Business Meeting
of the Board of Directors of the Ken-Caryl Ranch Master Association
HELD Nov. 7, 2018

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Wednesday, Nov. 7, 2018 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 7:05 p.m. by President Seth Murphy.

Attendance

Board: Andy Lydens, Seth Murphy, Dave Seagraves
Staff: Chris Pacetti, Victoria DeSair

Conflicts of Interest

Seth Murphy requested any Board member who may have a potential conflict of interest disclose said conflict prior to any discussion at the meeting. No new conflicts had been discussed prior to this meeting and all prior conflicts were hereby incorporated into these minutes by reference.

Approval of Minutes

There were no amendments to the Oct. 16, 2018 regular meeting minutes of the Board.

Motion: Motion to approve the minutes made by Dave Seagraves
Seconded by Andy Lydens
Motion approved unanimously

Discussion

Chris Pacetti said homeowner of account #30896 asked for an extension because their house is under contract and scheduled to close Dec. 7, 2018.

Motion: A Motion to extend the deadline to Dec. 8, 2018 to bring current Account #30896.
Motion made by Dave Seagraves
Seconded by Andy Lydens
Motion approved unanimously

Financials

October financials were not available due to the meeting being held early in the month.

Member Comments Not Related to Agenda

- John Fosholt gave an update on mineral rights ownership in the Master Association's Open Space. John will put together a report and give the documents to the Board.

Communication/Discussion Items

- N/A

Action Items

Motion: A Motion adopting the 2019 Master Association Budget and establishing the 2019 assessment levels.

Discussion: Seth Murphy gave an overview of the budget. Dave Seagraves said he is thankful for the Board's thoughtful consideration of the one-time project list to keep the dues increase at \$1. Andy Lydens expressed his concern about only increasing the dues \$1. He supports a larger dues increase. The previous motion was separated into two motions.

Motion: A Motion to raise the dues \$1 per month for 2019 assessment levels.

Motion made by Dave Seagraves

Seconded by Seth Murphy

Seth Murphy and Dave Seagraves voted in favor

Andy Lydens opposed

Motion passed with a 2-1 vote

Motion: A Motion to adopt the 2019 Master Association Budget as proposed.

Motion made by Dave Seagraves

Seconded by Andy Lydens

Motion approved unanimously

Committee and Task Force Reports

- Andy Lydens reported about ideas the MD has for increasing revenue next year.

Manager's Report

Chris Pacetti passed out a memo regarding replacement of a tractor at the Equestrian Center. The Equestrian Center Manager gathered three bids for tractors.

Motion: A Motion to approve a new tractor for the Equestrian Center with a Potestio Brothers Equipment John Deere tractor for \$33,614 out of the Reserve Fund.

Motion made by Dave Seagraves

Seconded by Andy Lydens

Motion approved unanimously

Adjournment

There being no further items for discussion, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Victoria DeSair
Secretary of the Meeting