

MINUTES OF THE MONTHLY BUSINESS MEETING  
OF THE BOARD OF DIRECTORS OF THE  
KEN-CARYL RANCH MASTER ASSOCIATION  
HELD Jan. 16, 2018

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Jan. 16, 2018 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

**Call to Order**

The meeting was called to order at 6:36 p.m. by President Seth Murphy.

**Attendance**

Board: Dan Mullins, Erlinda Stafford, Seth Murphy, Angela York  
Staff: Chris Pacetti, Victoria DeSair, Sean Warren

**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 other 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 minutes of the Dec. 12, 2017 regular meeting of the Board.

**Motion:** Motion to approve the minutes made by Erlinda Stafford

Seconded by Dan Mullins

Motion was approved unanimously

**Financials**

There were no December financials available. They will be presented in the audit.

**Member Comments Not Related to Agenda**

- Seth Murphy outlined the current status of Docmann Trail and stated the Board and Staff followed the proper process for trail approval.
- Robert Clement: Recommends not building the Docmann Trail and instead suggests we build viewing areas. Wants the community to vote on the trail.
- Angela Kantola (Murphy Gulch land owner): She believes Ken-Caryl did its due diligence with the trail but recommends monitoring of the eagles' nest after the trail is built. Wants the Board to meet with neighboring landowners.
- Tom Bratschun: Feels the Board gave opportunity for feedback on Docmann Trail.
- Robert Brudenell: Mentioned the residents who live within the ½-mile buffer zone of the eagles' nest. Wants to know if the HOA has looked into restricting activities of residents in the radius.

- Elizabeth Allison: Expressed her interpretation of the survey results regarding 85% of residents satisfied with trail quantity.
- Tom Krowl: Stated potential liability and videos of trail use on the Internet. Also expressed non-resident use, trespassing concerns, and mountain biker speeds.
- John Fosholt: A resident reported he is researching Ken-Caryl-area mineral rights and Jefferson County's sensitive closed area near Docmann Gulch. He will report his findings to the Board when complete.
- Doug Graham: Expressed safety concerns for hikers due to biker speed. Said there is not enough enforcement for patrols.
- Linda Metzger: Organizer and coordinator of Ken-Caryl Conservation Club. Presented 451 petitions signed by concerned residents and asked the Board to reconsider building the Docmann Trail. Expressed her concerns with the trail, including cost, patrolling, trespassing, environmental, and golden eagles.
- Peter Nelson: Expressed concerns with golden eagles and breeding of the birds. He said the nest is the only active breeding golden eagle nest in South Jeffco. Wanted the Board to consider not building the trail.
- Heidi Werth: Read excerpts of a letter from the Audubon Society to the Master Association Board regarding concerns about the golden eagle nests. Also read excerpts from a letter from Sean Warren to the Board regarding his concerns about trail building in the area.
- Rilla Reinsma: Stated survey results regarding trails and the biological surveys for the trails. Expressed concerns about funding for trails and letters to the editor. Made a statement about the conflict of interest document for the Board.
- Jim Fodor: Expressed concerns about the Docmann Trail and habitat fragmentation. Also expressed safety concerns with the trails and recommends making some trails hiking-only trails.
- Sally Barry: Addressed fiduciary responsibilities of the Board and her concerns about the budget. Expressed concerns about trespassers and trails being in magazines and on YouTube. Suggested the Board table the trail and take another look.
- Cary Smith: Addressed Strava and trail use. Said that about 2% of users are trespassers. Stated use of Cougar Trail according to Strava.
- Kathy Leeman (Resident from Deer Mountain Drive; Not a Ken-Caryl Resident): Expressed trespassing concerns for the new trail. Said people cross her property to trespass on Ken-Caryl trails.
- Anna Gardner: Thanked the Board and staff for previous decisions made about the Trail Master Plan.
- John Brant: Made statements about the Trail Club and volunteers in the community. Expressed his concerns about the Docmann Trail opposition.
- Wade Gasperson: Said he moved to Ken-Caryl because of the trails and feels that many people did the same.
- Blake Spellman: Thanked the Board for approval of Docmann Trail.
- Robert Knorr (Resident from South Murphy Gulch; Not a Ken-Caryl Resident): Expressed history of the Murphy Gulch area and his concerns about fire if there is increased

activity in the Docmann area. Expressed his concerns about the proximity of the trail to his property.

- Scott Dissell (Not a Ken-Caryl Resident): Wants discussion of the trail implementation and maintenance with the Knorr family regarding the trail. Wants to work with Ken-Caryl staff before the contract.
- John McCabe: Said the petition signatures need to be certified. Expressed his support for Docmann Trail.
- Arthur McFarlane (Deer Mountain Drive; Not a Ken-Caryl Resident): Read letter from Charlie O'Meldon. Charlie would like more information about the trail and expressed concerns, particularly fire danger. Arthur is concerned about trespassers that are non-Ken-Caryl residents. How many tickets have been given out by Rangers the last 5 years? What plans have been made to prevent trespassing? Is there a study to assess new eagles not coming here due to the trail?
- Seth Murphy closed out the public comment section and said the Board could consider some of the points raised at the meeting, and he recommends adding Docmann Trail to the Feb. 20 Board meeting agenda as a Board discussion item.

#### **Communication/Discussion Items**

- Preventing trespassing on our trails: Philip Varley gave a presentation about trespassing concerns on the trails and wants a comprehensive plan to ensure that trespassing is minimized.
  - The Board discussed Mr. Varley's concerns and wants the Open Space Committee to discuss trespassing.
  - Tom Krowl said he advocates for driver's licenses to check for residency.
  - Chris Pacetti reminded the Board that there are concerns about trespassers in many areas of the community, not just trails.
  - Marilyn Peterson brought up an issue on Canyon Cedar from several years ago. Said they got signatures to get a no-parking sign on their street unless you have a permit.
  - Linda Metzger brought up a secondary gate at some trailheads and recommends more fencing to help prevent trespassers.
  - Jim Fodor suggests changing the policy regarding trail bracelets and making them mandatory.
  - A resident asked how many more planned trails there are, and Seth said there are not currently any plans.
- Dakota Lodge Pond Leak: Sean Warren gave an overview of the issue and the proposed solution. Sean said we can hire Naranjo Civil Constructors for \$19,975 to fix the issue, or we can pay \$7,000-10,000 for Muller Engineering to do a study and construction documents, then get three bids from construction companies. The Board suggested reaching out to another construction company and having them come up with a solution and provide an estimate.

- Muddy Trail Closure Program: Sean gave an update about the muddy trails closure procedure. Public education has occurred and staff will now start closing specific trails if muddy.
- Committee Appointment Procedure: Discussed possible changes to the procedure, which will be communicated to the community and discussed at a future meeting.
- Letters to the Editor Policy: Communications Director Victoria DeSair reviewed the Letters to the Editor Policy. The Board recommended some changes to the policy. Staff will communicate the proposed changes to the community, and the revised policy will be on the Feb. 20 Board meeting agenda.

### Action Items

**Motion:** A motion authorizing the purchase of a new Open Space truck to replace the Ranger patrol vehicle with a Dodge Ram 1500 for \$30,842.

Motion made by Erlinda Stafford

Seconded by Angela York

Motion approved unanimously

**Motion:** A motion adopting the approved vendors list for 2018.

Discussion: The Board reviewed the recurring vendor list for 2018. The Board discussed adding Singletrack Trails to the vendor list due to limited number of trail builders in the state. Seth Murphy suggested getting other bids for Docmann Trail construction but supported using Singletrack for maintenance. Resident Jim Fodor said he supports getting bids for trail construction. Resident Philip Varley suggested we hire a staff member for trail maintenance. Dan Mullins said there's not enough maintenance work to justify hiring a full-time staff member. The Board supports keeping Singletrack on the vendor list for maintenance. Linda Metzger suggested trails be built using sustainable trail practices.

Motion to approve the recurring vendor list with the modification of Singletrack Trails as the approved vendor for trail maintenance but not for trail construction made by Seth Murphy.

Seconded by Erlinda Stafford

Motion approved unanimously

**Motion:** A motion appointing members of the Equestrian Center Task Force.

Motion made by Seth Murphy

Seconded by Dan Mullins

Motion approved unanimously

### Committee and Task Force Reports

- Parks Advisory Committee will meet one more time to discuss possibly disbanding the committee.

- Seth Murphy will meet with Lauri Milano, Bob Generoli, Chris Pacetti, and Melissa Daruna to discuss the reorganization agreement between the Master Association and the Metropolitan District.
- The Ranch House Pool Committee is currently working to identify an architect for the project.

### **Manager's Report**

- Public meeting Jan. 23 at Deer Creek Golf Course regarding two proposed indoor car dealerships south of C-470 and west of Kipling. WestConnect public meeting about C-470 on Jan. 25 at the Ranch House.
- Sean Warren gave an update on the bee colony in the open space. The resident beekeeper will present a status to the Open Space Committee at its next meeting.
- The Board discussed the Historical Society and its budget needs. Ken-Caryl Ranch will be accepting archaeological findings into its archives.

### **Adjournment**

There being no further items for discussion, the meeting adjourned at 9:49 p.m.

Respectfully submitted,

Victoria DeSair  
Secretary of the Meeting