

Minutes of the Monthly Business Meeting  
of the Board of Directors of the Ken-Caryl Ranch Master Association  
HELD April 17, 2018

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, April 17, 2018 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

**Call to Order**

The meeting was called to order at 6:03 p.m. by President Seth Murphy.

**Attendance**

Board: Chris Figge, Andy Lydens, Seth Murphy, Erlinda Stafford  
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 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 March 20, 2018 regular meeting minutes of the Board.

**Motion:** Motion to approve the minutes made by Erlinda Stafford  
Seconded by Chris Figge  
Motion approved unanimously

**Financials**

March financials were included in the Board Packet. Chris Pacetti said the open space general operations wages were overstated due to payroll clerk transition, but the numbers will be redistributed to the correct accounts in the next financial report.

**Motion:** Motion to accept the financials made by Erlinda Stafford  
Seconded by Seth Murphy  
Motion approved unanimously

**Member Comments Not Related to Agenda**

- Rilla Reinsma passed out a memo with questions for the Board and asked for a response.
- Heidi Werth and Edra Weiss expressed their environmental concerns about Docmann Trail and requested the Board revisit the Docmann decision.

### Communication/Discussion Items

- The Board reviewed a draft job description for a Trails Master Plan Update Task Force. Erlinda Stafford recommended the Boards hire a facilitator to oversee the Task Force, and staff will research this option. The Board recommended discussing the Task Force with the Metropolitan District at the May Joint Study Session.
- The Board reviewed the Open Space Committee's response to Mr. Varley's trespassing message from January. The Board is supportive of the response.
- Chris Pacetti mentioned that security patrols start in late May as well as a security camera at Bradford Park.
- The Board discussed the possibility of replacing a tie wall and fence along Valley Parkway. The tie wall is Master Association property, but the fence is the responsibility of the individual residents. The Board didn't feel this project was right for the Boy Scouts but think there are other projects for the Scouts. Because the wall and fence are connected, the Board supports replacing the fence and splitting the cost with the homeowners. Staff will schedule a meeting with the affected homeowners.
- The Board discussed the Draft Cooperative Agreement RE: Ranch House Pool Replacement/Renovation. The Board expressed concerns with some of the wording of the draft agreement, particularly regarding the payment obligations of the Metropolitan District. The Board suggested the Metropolitan District consider increasing the dollar amount it contributes toward the pool. The Boards will discuss at the May Joint Study Session.

### Action Items

**Motion:** A motion naming Willow Springs connector trails – Golden Spike Trail & Powerline Trail.

Motion made by Erlinda Stafford

Seconded by Chris Figge

Motion approved unanimously

**Motion:** A motion authorizing staff to refund six years of over payment of commercial dues to a commercial property owner.

Motion made Seth Murphy

Seconded by Chris Figge

Motion approved unanimously

**Motion:** A motion authorizing Open Space Manager Sean Warren to execute the 2018 beekeeper agreement with Ed Galisewski.

Motion made by Chris Figge

Seconded by Erlinda Stafford

Motion approved unanimously

**Motion:** A motion authorizing staff to purchase new turnout panels from Port-A-Stall. 2018 Reserve budget – \$19,000.

Motion made by Chris Figge  
Seconded by Erlinda Stafford  
Motion approved unanimously

**Motion:** A motion adopting amended Committee Appointment and Operating Procedure.  
Discussion: The Board reviewed comments from three residents regarding changes to the procedure. The Board recommended more changes to the procedure and would like to discuss it again at the May Board meeting.

Motion made by Chris Figge to table until May  
Seconded by Andy Lydens  
Motion to table approved unanimously

**Motion:** A motion authorizing staff to enter into a contract with Valles Construction to perform pond maintenance work at the Dakota Lodge pond. Funding source 2018 drainage line item \$100,000 available.

Motion made by Chris Figge  
Seconded by Erlinda Stafford  
Motion approved unanimously

#### **Committee and Task Force Reports**

- The Equestrian Task Force met and discussed an app for the boarding waitlist.
- The Board discussed the Metropolitan District's finances, the Gallagher Amendment, and the potential for a Mill Levy increase.

#### **Manager's Report**

- Chris Pacetti reported about difficulty reaching the Postmaster regarding the cluster mailboxes. He will continue to try.
- The Board discussed trail maintenance work outlined in the Volunteer Trail Coordinator Monthly Report.

#### **Executive Session**

At 8:32 p.m. the Board entered Executive Session to discuss a legal matter.

#### **Adjournment**

No action was taken following the Executive Session, and there being no further items for discussion, the meeting adjourned at 9 p.m.

Respectfully submitted,

Victoria DeSair  
Secretary of the Meeting