

Minutes of the Monthly Business Meeting  
of the Board of Directors of the Ken-Caryl Ranch Master Association  
HELD June 19, 2018

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, June 19, 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, Dave Seagraves, Erlinda Stafford  
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 May 15, 2018 regular meeting minutes of the Board.

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

Seconded by Dave Seagraves

Motion approved by Dave Seagraves, Erlinda Stafford, Andy Lydens, and Seth Murphy  
Chris Figge abstained.

**Financials**

May financials were included in the Board Packet.

**Motion:** Motion to accept the financials made by Erlinda Stafford

Seconded by Dave Seagraves

Motion approved unanimously

**Member Comments Not Related to Agenda**

- John Hamilton spoke about parking issues on Mountain Laurel due to confusion about the Manor House Gate. He thanked staff for being proactive in communicating the concern.
- Steve Aseltine thanked the Board, the Firewise volunteers, and the community for efforts regarding wildfire communications. He reported that West Metro was awarded a Class 1 ISO rating, which can lower insurance costs for homeowners. Staff will communicate this to homeowners.
- Paul Murray thanked the Board regarding the trail system.

- Joe McCabe brought up the mastodon mandible that was discovered in 2009 and would like to see the cast of the mandible on display.
- Elizabeth Allison discussed fiscal responsibility and expenses that the Master Association now covers and didn't cover in prior years. She is also concerned with the cost and liability of Docmann Trail. She requested a Finance Committee for the Master Association.
- Kayla Kirkpatrick discussed her concerns about the Architectural Committee. She thinks the committee needs more oversight and transparency. She wants agendas and minutes published on the website, and staff responded they will do this in the future.
- Mike Kozlowski thanked the Board for their support of the trails.
- Patrice Berry asked about security at the Bradford rocks. She requested heightened security in the area.
- Bruce Tugman asked about the accident on the trails in April. He is concerned about liability in the open space.
- Cathy Packard asked about contract trail maintenance and costs related to it. She also asked about ramps for a crosswalk on Valley Parkway and said she supports a boundary survey for Docmann.

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

- Discussion was pushed to July regarding challenges with the recycling program through Waste Connections.
- The Board discussed the draft amended Willow Springs Trail Use Agreement. Dennie McGarry gave an overview of the proposed changes, which include clarifying language and increasing the number of reciprocal tags from 80 to 100. Linda Metzger asked where Trail Club donations go, and Dennie said they are given to the Ken-Caryl Foundation and in turn donated to the Master Association for trail costs. Linda Metzger and Elizabeth Allison requested that more volunteer hours be required for residents to get a tag. Jim Fodor requested a change to the liability language in the agreement, and the Board agreed with the change. Jim Fodor also brought up the idea of an attractive nuisance and is concerned about liability. Tom Bratschun said he supports the changes to the Willow Springs agreement. Seth Murphy said the access point map needs to be updated, and the first line of item #6 or #7 should be deleted. The Board will vote on the changes at its July meeting.
- Chris Pacetti gave an overview of West Metro's "No Fireworks Neighborhood" signage. He mentioned modified Ranger hours at the beginning of July to monitor fireworks in the open space.

#### **Action Items**

**Motion:** A Motion adopting the final trail alignment for section 7 of the East Plum Thicket/Manzanita Trail.

**Discussion:** Greg Oblack and Rilla Reinsma expressed their concerns about section 7 of the trail. John Hamilton expressed his support of section 7 of the trail.

Motion made by Andy Lydens

Seconded by Erlinda Stafford

Motion approved with a 4-1 vote.

Dave Seagraves opposed; Erlinda Stafford, Andy Lydens, Seth Murphy, and Chris Figge voted in favor.

**Motion:** A Motion authorizing an expenditure of up to \$8,000 to install curb cuts/ramps at the intersection of the Valley Parkway and the North Massey Trail.

Discussion: The Board would like to table this motion until 2019 due to budget concerns. Dan Mullins recommends putting in trail crossing signs in the interim. Staff will investigate having Jefferson County put in the crosswalk without the ramps at this time.

**Motion** made by Seth Murphy to move the item to the budget discussion for 2019.

Seconded by Chris Figge

New motion approved unanimously

**Motion:** A Motion appointing Lauri Osborne to the Open Space Committee to fill a vacancy for the remainder of 2018.

Motion made by Seth Murphy

Seconded by Chris Figge

Motion approved unanimously

**Motion:** A Motion authorizing the Board President to execute the amended Ken-Caryl Ranch Master Association and Willow Springs Trail Use Agreement.

Motion to table made by Seth Murphy

Seconded by Dave Seagraves

Motion tabled unanimously

**Motion:** A Motion authorizing an expenditure of \$2,500 to survey open space boundary for the Docmann Loop Trail location. Funding source: contingency.

Discussion: To make the Board aware of the current status of the contingency fund, Chris Pacetti reported about a \$25,000 bill from Xcel Energy that may take up a large amount of the contingency fund.

Motion made by Chris Figge

Seconded by Erlinda Stafford

Motion approved with a 4-1 vote.

Andy Lydens opposed; Erlinda Stafford, Dave Seagraves, Seth Murphy, and Chris Figge voted in favor.

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

- Chris Figge reported that the Architectural Committee has had some challenging meetings regarding backyard lighting. The committee will continue to discuss the issue. He pointed out that Architectural Committee meetings are open to the public. Jim Fodor requested a list of reasons why committees can go into Executive Session. Staff will provide him the list.

### **Manager's Report**

- Discussed a potential solution to the proposed cancellation of RTD bus route 85. More information will be available in July.
- Provided a status report on the Urban Drainage Project on the North Tributary of Massey Draw. The project is scheduled to begin this week.
- The Master Association's workers' comp rating went down due to low number of claims.
- The Parks Department planted several trees in Heirloom Park and fixed the slide.
- Provided a status update on the fence project along Valley Parkway in the Colony. The low-bidder on the wall is not responding regarding a start date. The Board recommended waiting until the end of the week to see if the contractor commits. If he does not, then go with the next lowest bidder.
- Chris received bids to replace the white split-rail fence around the Ranch House. The Architectural Committee agreed that the new fence should be natural in color and not white. The cost to replace the fence is \$42,950 (proposal from Cowboy Fencing) and \$35,000 was budgeted in the Reserve Fund. The Board supports replacing the fence and spending \$42,950.
- The Board discussed the possibility of a Mill Levy increase for the Metropolitan District.
- The Dakota Lodge pond spillway repair worked, fixing the leak.

### **Executive Session**

At 8:50 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 8:55 p.m.

Respectfully submitted,

Victoria DeSair  
Secretary of the Meeting