

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

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

Call to Order

The meeting was called to order at 6:06 p.m. by President Seth Murphy.

Attendance

Board: Chris Figge, Seth Murphy, Dave Seagraves, 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 June 19, 2018 regular meeting minutes of the Board.

Motion: Motion to approve the minutes made by Erlinda Stafford

Seconded by Chris Figge

Motion approved unanimously (note: Dave Seagraves was not present during this vote)

Financials

June financials were available at the meeting. Seth Murphy requested a status report on the One-Time Projects for the August meeting. Chris Pacetti gave the Board a heads up about a \$25,000 bill for street light repairs from Xcel Energy. The bill will be paid out of the Contingency Fund. Dave Seagraves volunteered to talk to someone at Xcel about the street lights. The Board requested we discuss budgeting for removal of the lights in the future.

Motion: Motion to accept the financials made by Chris Figge

Seconded by Seth Murphy

Motion approved unanimously

Member Comments Not Related to Agenda

- Blake Spellman spoke about Manzanita Trail and read a definition of open space. He stated his support for the trails and thanked the Board.
- Greg Milano thanked the past and current Board members for being fiscally responsible.
- Emma Devin thanked the Board for the trails and stated importance of the outdoors.
- Julie Imbler thanked staff for support of the North Ranch Fourth of July event.

- Chris Pacetti said there is a security camera at Bradford Park.
- Edra Weiss said she enjoys the trails but she doesn't enjoy erosion or bike use in muddy conditions. She requested some hiking-only trails. She is also concerned about liability on the trails, Golden Eagles, and Docmann Trail.
- Elizabeth Allison brought up the April biker accident and wants the Board to talk to a lawyer about liability and insurance. She wants this discussed for future budgets.
- Rilla Reinsma asked about the Docmann Trail permit, and staff told her it is valid for two years. She requested trail construction be postponed until the Fire Ban is rescinded.
- Joe McCabe thanked the Board and staff for displaying the mastodon mandible. He also discussed Night Sky viewing and lower light levels. He is concerned about the lighting at the Community Center and thinks the lights need to be turned off at 10 p.m. The Metropolitan District will investigate the Community Center lighting. He also discussed solar-powered street lighting.

Communication/Discussion Items

- Discussion regarding challenges to the recycling program with Waste Connections was postponed until a future meeting.
- Metropolitan District Manager Melissa Daruna presented an overview of the impact of the Gallagher Amendment on the Metropolitan District's finances. She discussed the possibility of a Mill Levy and/or a vote on De-Gallagherizing on the November 2018 ballot. The Metropolitan District hired George K. Baum to help with education around a potential election.
- Staff drafted a procedure for how anonymous covenant reports are handled. Seth Murphy recommended some minor wording changes to the procedure. The Board supports staff's procedure for handling anonymous complaints. Staff will communicate the procedure to the community.
- The Board discussed an easement agreement with IREA for underground utility access in the North Ranch. Seth Murphy does not agree with some of the language in the easement agreement and will not sign the agreement as is. He will make amendments to the agreement, sign it, and return it to IREA.
- The Board discussed short-term rentals such as VRBO and Air BnB on Ken-Caryl Ranch. The Master Declaration states that short-term rentals are allowed. Staff will research Jefferson County requirements for short-term rentals and communicate the subject.

Action Items

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

Discussion: Elizabeth Allison asked if our insurance company is aware that we are increasing the number of reciprocal tags. The Board said we have an attorney and an insurance consultant who review our policies. Jim Fodor requested the insurance company be notified about the Willow Springs joint use agreement. He also wants to make sure other communities aren't getting tags from Willow Springs and getting access to Ken-Caryl trails. The agreement does not

allow for third-party use of Ken-Caryl trails. Chris Figge suggested that Chris Pacetti call our insurance representative and make him aware of our joint use agreement. The Board wants to add a reference to the access point map in section 1 of the agreement.

Revised Motion: Motion authorizing the Board President to execute the amended Ken-Caryl Ranch Master Association & Willow Springs Trail Use Agreement with the addition of a reference to the access point map and insurance company notification.

Discussion: James Fodor requested a list of Trail Club members and a list of Willow Springs members who have access to Ken-Caryl trails. He also wants to see financial records of the Trail Club. Erlinda Stafford suggested the Trail Club review the policy about monetary donations in lieu of hours. Dave Seagraves wants to make sure people on the Trail Club social media page are residents.

Motion made by Erlinda Stafford

Seconded by Chris Figge

Motion approved unanimously

Committee and Task Force Reports

- Staff said the Brannon Gearhart access trail improvements will now be completed by Valles Construction, and AGE Construction will complete the concrete work at the end of the project. The Board supports this decision.
- Seth Murphy said he signed two open space memorial bench agreements.
- Seth Murphy asked for a status on the water and pool agreements with the Metropolitan District. Chris Pacetti will check on the status.
- Dave Seagraves reported that the Boy Scouts are working on the Valley Parkway fence/tie-wall project. Contractors will replace the tie wall and fence.
- Dave Seagraves reported that the KCR Foundation is looking for two new Board members.

Manager's Report

- There is a new budget adoption process per the Colorado Common Interest Ownership Act. The Master Association will follow this process this fall.
- Cottonwood Leaf Beetle is affecting some trees in the open space. Based upon expert opinions, staff is letting nature take its course.
- Metropolitan District Manager Melissa Daruna applied for a liquor license for the Barn BrewHa.

Adjournment

There being no further items for discussion, the meeting adjourned at 9:07 p.m.

Respectfully submitted,

Victoria DeSair
Secretary of the Meeting