

Minutes of the Monthly Business Meeting
of the Board of Directors of the Ken-Caryl Ranch Master Association
HELD Aug. 21, 2018

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Aug. 21, 2018 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 6:01 p.m. by President Seth Murphy.

Attendance

Board: Chris Figge, Andy Lydens, 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 July 17, 2018 regular meeting minutes of the Board.

Motion: Motion to approve the minutes made by Chris Figge

Seconded by Dave Seagraves

Motion approved unanimously

Financials

July financials were included in the Board packet. Chris Pacetti said the 2017 Audit will be presented in September.

Motion: Motion to accept the financials made by Erlinda Stafford

Seconded by Dave Seagraves

Motion approved unanimously

Member Comments Not Related to Agenda

- Board Member Erlinda Stafford read a thank-you letter and passed out honey samples from Ed Galisewski, who maintains beehives in Ken-Caryl Ranch Open Space.
- Resident James Fodor requested that one of his letters to the editor in Life at Ken-Caryl not count toward his total of eight allowed letters per year. He wants one extra letter to answer another resident's letter that was directed at him. He also requested that the Board increase the number of allowed letters to the editor per year from eight to twelve. He also requested more transparency regarding trail accidents.

- Resident Cheryl Mouton requested that the Board dismiss the foreclosure against her property. She will put together a timeline of events regarding her property, as will the Master Association staff, so the Board can review the information and make a decision.
- Resident Elizabeth Allison asked the Board if we are being sued, and the Board said no. She asked how many serious accidents there have been on the trail, and the Board did not know the number. She wants more information about serious accidents and wants them published in the paper. She also requested procedures be in place when there is an accident. She wants the Board to think about liability concerns.
- Bruce Heise provided clarification on some mis-information regarding Docmann Trail and in letters to the editor. He said the Trail Club did not write the Trails Master Plan and stated the history of the plan. He also addressed linear trails and issues with erosion and said that mountain bike racing was never discussed as part of the Trails Master Plan. He said loop hikes are popular in all states and other countries.
- Joe McCabe recommended a book called Factfulness and said all elected officials should read the book.

Communication/Discussion Items

- Recycling Program: this presentation was cancelled.
- Docmann Trail Permit: Jefferson County issued a Natural Surface Trail Permit to the Ken-Caryl Ranch Master Association in July 2018. A group of residents filed an appeal with the County. The Jefferson County Board of Adjustment will hear the appeal on Sept. 5 at 9 a.m. at the County Administration Building. Resident Heidi Werth asked who will pay for construction reversal. The Board stated that only corridor clearing of vegetation has occurred, and trail construction has not started. The County Board of Adjustment meeting will be held before trail construction is scheduled to start. Dan Mullins said the contractor, Singletrack Trails, is prepared to start Sept. 10 if approval is given, but they can delay until as late as Sept. 24 and still complete the project. If the Board of Adjustment delays a decision until Sept. 19, the Board wants to delay construction until after the meeting. Seth Murphy, Chris Pacetti, and Sean Warren will attend the Board of Adjustment meeting.
- Brannon Gearhart Pond: Resident Dale Grau discussed issues with the pond aerator at Brannon Gearhart Pond. The aerator is no longer working. He requested the pond be dredged and the aerator fixed. Staff is working with a contractor to address the issue, and the Open Space Committee will discuss it at its Aug. 22 meeting.
- One-Time Project List: Staff provided an updated on the 2018 one-time project list.
- 2019 Budget: Chris Pacetti presented the budget planning schedule to the Board. The Board discussed the possibility that if the Metropolitan District's mill levy does not pass, does the Master Association want to take on some of the Metropolitan District's unfunded expenses. The Board wants to discuss Ranch House Pool funding at the Sept. 4 Joint Study Session. The Board reviewed a list of potential one-time expenses and discussed allotting \$250,000 toward the water bill. Open Space Manager Sean Warren discussed some rare plants in a section of the Metropolitan District's open space near the new Westerly Apartments. The Board discussed the possibility of updating the Trails

Master Plan. Chris Figge and Dave Seagraves don't support funding the Trails Master Plan. Open Space Manager Sean Warren discussed the potential for a Protected Habitat Plan. The Board also discussed adding Brannon Gearhart Pond improvements and \$5,000 for replacing mailbox pads to the potential one-time projects list. A draft of the budget and updated budget yellow sheet of potential one-time projects will be presented for discussion at the Sept. 18 Board meeting.

- 2019 Insurance Renewal: The Board supports staying with insurance broker John Archer for 2019 insurance renewal.
- Greenbelt W Drainage: The Board will add to the potential one-time projects list.

Action Items

- N/A

Committee and Task Force Reports

- Seth Murphy discussed an interaction he had with the Chatfield Mountain Biking Team in the Ken-Caryl Ranch Open Space. He was concerned that members of the team were riding out of control and going too fast. Seth talked to the coach and asked him to talk to the students. Chatfield said they may not use our trails in the future.

Manager's Report

- N/A

Executive Session

At 8:55 p.m. the Board entered Executive Session to discuss a personnel matter.

Adjournment

No action was taken following the Executive Session, and there being no further items for discussion, the meeting adjourned at 9:05 p.m.

Respectfully submitted,

Victoria DeSair
Secretary of the Meeting