



# Ken-Caryl Ranch Master Association

**BOARD OF DIRECTORS  
BUDGET RATIFICATION MEETING AGENDA  
RANCH HOUSE  
Tuesday, November 27, 2018  
6 p.m.**

- I. Call to Order – Pledge of Allegiance
- II. Budget Ratification
- III. Adjournment

\*Individuals who require special accommodation to attend and/or participate in this meeting should call 303.979.4070 ext. 136 to advise the ADA compliance officer of their specific need(s) 48 hours prior to the meeting.



# Ken-Caryl Ranch Master Association

**BOARD OF DIRECTORS  
BUSINESS MEETING AGENDA  
RANCH HOUSE  
Tuesday, November 27, 2018  
Immediately Following 6 p.m. Budget Ratification Meeting**

- I. Call to Order
- II. Conflict of Interest
- III. Approval of Minutes – November 7, 2018 Business Meeting
- IV. Financial Report – November
- V. Member Open Forum - Resident comments on subjects not on the agenda – 10 minutes' maximum total time allowed \*\*
- VI. Communication/Discussion Items –
  - A. Report/discussion – Regarding complaints about an Open Space Volunteer Patroller
  - B. Write off request - #36808 advertiser
  - C. Report – Campsites from the Open Space Committee
  - D. Recommendation – ECTF rate change for horse trailer parking in the DL lot
- VII. Action Items –

**Motion: “A”** A Motion adopting the 2019 Master Association Committee Membership.
- VIII. Committee and Task Force reports by Board representatives
- IX. Manager's Report
- X. Executive session
- XI. Reconvene open meeting if the Board decides to act.
- XII. Adjournment

\*Individuals who require special accommodation to attend and/or participate in this meeting should call 303.979.1876 ext. 136 to advise the ADA compliance officer of their specific need(s) 48 hours prior to the meeting.

\*\*Members who would like to address the Board in more detail than is possible during the 10 minute resident comment section are asked to submit their thoughts in writing to staff the week prior to the Board meeting so it may be included in the Board package and scheduled as a part of the agenda.

Minutes of the Monthly Business Meeting  
of the Board of Directors of the Ken-Caryl Ranch Master Association  
HELD Nov. 7, 2018

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Wednesday, Nov. 7, 2018 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

**Call to Order**

The meeting was called to order at 7:05 p.m. by President Seth Murphy.

**Attendance**

Board: Andy Lydens, Seth Murphy, Dave Seagraves  
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 Oct. 16, 2018 regular meeting minutes of the Board.

**Motion:** Motion to approve the minutes made by Dave Seagraves  
Seconded by Andy Lydens  
Motion approved unanimously

**Discussion**

Chris Pacetti said homeowner of account #30896 asked for an extension because their house is under contract and scheduled to close Dec. 7, 2018.

**Motion:** A Motion to extend the deadline to Dec. 8, 2018 to bring current Account #30896.  
Motion made by Dave Seagraves  
Seconded by Andy Lydens  
Motion approved unanimously

**Financials**

October financials were not available due to the meeting being held early in the month.

**Member Comments Not Related to Agenda**

- John Fosholt gave an update on mineral rights ownership in the Master Association's Open Space. John will put together a report and give the documents to the Board.

### Communication/Discussion Items

- N/A

### Action Items

**Motion:** A Motion adopting the 2019 Master Association Budget and establishing the 2019 assessment levels.

Discussion: Seth Murphy gave an overview of the budget. Dave Seagraves said he is thankful for the Board's thoughtful consideration of the one-time project list to keep the dues increase at \$1. Andy Lydens expressed his concern about only increasing the dues \$1. He supports a larger dues increase. The previous motion was separated into two motions.

**Motion:** A Motion to raise the dues \$1 per month for 2019 assessment levels.

Motion made by Dave Seagraves

Seconded by Seth Murphy

Seth Murphy and Dave Seagraves voted in favor

Andy Lydens opposed

Motion passed with a 2-1 vote

**Motion:** A Motion to adopt the 2019 Master Association Budget as proposed.

Motion made by Dave Seagraves

Seconded by Andy Lydens

Motion approved unanimously

### Committee and Task Force Reports

- Andy Lydens reported about ideas the MD has for increasing revenue next year.

### Manager's Report

Chris Pacetti passed out a memo regarding replacement of a tractor at the Equestrian Center. The Equestrian Center Manager gathered three bids for tractors.

**Motion:** A Motion to approve a new tractor for the Equestrian Center with a Potestio Brothers Equipment John Deere tractor for \$33,614 out of the Reserve Fund.

Motion made by Dave Seagraves

Seconded by Andy Lydens

Motion approved unanimously

### Adjournment

There being no further items for discussion, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Victoria DeSair  
Secretary of the Meeting

# Memo

**To:** Ken-Caryl Ranch Master Association Board of Directors

**CC:** Chris Pacetti, Community Manager

**From:** Ken-Caryl Ranch Open Space Committee  
Sean Warren, Open Space Manager

**Date:** 11/18/2018

**Re:** Recommendation on adding new campsite in open space

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Several months ago, the Board asked staff and the Open Space Committee (OSC) to find a new camping site to replace the loss of the camping site at Dakota Lodge after the building renovation at that venue. After due consideration both the OSC and staff recommend that no new campsites be added to open space for the following reasons;

- Dakota lodge provided an opportunity for young people to experience camping without the rigors of camping at a backcountry site. There are no known sites where this opportunity can be re-created.
- Campsites are difficult to manage and may be detrimental to wildlife. One of the primary concerns with campsites is the potential for wildfires to spread from an illegal campfire. Even though our rules don't allow for open fires anywhere in open space (exception; Bradford fire pit) there is ample evidence over the years of illegal fire occurrences at several of our backcountry campsites. After hours use at these remote locations make it hard for staff to monitor.
- Anecdotally, there does not seem to be a demand from our visitors for additional camp sites. The five back-country sites located in the Foothills and North Hogback Open Spaces appear adequate at meeting this recreational need.