

Minutes of the Monthly Business Meeting
of the Board of Directors of the Ken-Caryl Ranch Master Association
HELD Oct. 16, 2018

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Oct. 16, 2018 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 6:02 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 Sept. 18, 2018 regular meeting minutes of the Board. Seth Murphy asked for clarification on the 19th century reference to the rare plant mentioned in the minutes, and Rilla Reinsma was able to confirm the information later in the meeting.

Motion: Motion to approve the minutes made by Chris Figge

Seconded by Erlinda Stafford

Motion approved unanimously

Financials

September financials were posted on the community website prior to the meeting.

Motion: Motion to accept the financials made by Erlinda Stafford

Seconded by Dave Seagraves

Motion approved unanimously

Member Comments Not Related to Agenda

- N/A

Communication/Discussion Items

- Historical Society Committee Procedure for Recognizing Outstanding Contributions: Historical Society Chairman Jim Antes gave an overview for a new procedure outlining how to honor volunteers in the Historical Society. The Historical Society recommended a

Historical Hall of Fame, of which the Board would be the final approver for whom is named to the Hall of Fame. The Board supported the procedure.

- Open Space Rules Violation Hearing: Follow-up regarding an invisible dog fence violation at 2 Twin Flower. The Board will accept the fine from the resident and loss of privileges. The Board recommended staff try to find the wire and remove it.
- Committee Liaisons' Annual Report: Chris Pacetti gave an overview of the Committee Appointment Procedure and discussed membership status on the various committees.
Board Recommendations:
 - Architectural: Re-appoint 4 members. Advertise for 1 opening.
 - Community Planning Committee: Re-appoint 4 members. Advertise for up to 7 openings.
 - Covenant: Re-appoint 5 members and have 5 members on the committee. Christina Niemi was not re-appointed due to attendance.
 - Election: Re-appoint 4 members.
 - Open Space: Re-appoint 5 members. The Board would like to be able to appoint some new members to the Committee, and therefore will not be re-appointing David Schmude or Brian Lee due to their long tenure on the committee. Advertise for 2 openings.
- Draft 2019 Budget: The Board discussed the 2019 Draft Budget for the Master Association. If the mill levy passes, the Master Association is considering a \$1 per month dues increase. The Master Association will temporarily decrease funding for irrigation and drainage projects in order to not raise the dues more than \$1. This would allow the Master Association to help with Ranch House Pool funding, which is estimated to cost \$4 million. If the mill levy does not pass, the Master Association will need to discuss the possibility of a larger dues increase. The Board wants to look at budget options in the event that the mill levy does not pass. Chris Pacetti will discuss with Metropolitan District staff what cuts will be made in 2019 if the mill levy does not pass. The Board would like to see draft budgets with \$2, \$3, and \$4 increase options to possibly cover some items that the District may need to cut in 2019. The Board will vote on the 2019 Budget on Nov. 7. Seth Murphy emphasized that budget decisions need to be made in public and not via email.
- Policy for Use of KC Logo: The Board decided there was no need for a written policy.
- Cathy Packard spoke about concerns with KC for 6G advertising and the new sign at the Community Center.
- Minor Docmann Trail Re-Route: The Board discussed a minor re-route of Docmann Trail near the pipeline. The Board supported the change. Jim Fodor asked which trees are affected.
- Fall Trash Day: Chris Pacetti reported about the fall trash day. The turnout was not as large as the spring event, but not all services were offered. Three trash trucks were filled at the event. The Board would like to tentatively keep the fall trash event if it helps lessen the load in the spring.
- Rare Plant Find in the Open Space: Sean Warren reported that the Colorado Native Plant Society found two confirmed occurrences of the rare plant, and staff found three other

unconfirmed occurrences of the plant. The plant of interest is called *Anemone virginiana* var. *cylindroidea*. The Board supports submitting a Plant Element Occurrence Field Form with the Colorado Natural Heritage Program to document the findings. The exact location of the occurrences will be listed as confidential in the CNHP database.

Action Items

Motion: A Motion ratifying the Board's decision not to allow use of the logo by the Ken-Caryl Residents for Fiscal Responsibility.

Motion made by Erlinda Stafford

Seconded by Chris Figge

Motion approved by Andy Lydens, Erlinda Stafford, and Chris Figge

Opposed by Dave Seagraves and Seth Murphy.

Motion passed 3-2.

Motion: A Motion ratifying the Board's decision not to contribute \$2,500 to the Ken-Caryl Residents for Fiscal Responsibility.

Motion made by Seth Murphy

Seconded by Erlinda Stafford

Motion approved unanimously

Motion: A Motion allowing yard signs to be placed on Master Association property, one at the Ranch House and one at the Dakota Lodge, supporting passage of Ballot question 6G from the Ken-Caryl Ranch Residents in Favor of 2018 Mill Levy Increase Issues Committee.

Discussion: Joel Pankow asked if the residents own Master Association land. Chris Pacetti clarified that Master Association land is owned by the Ken-Caryl Ranch Master Association, which is a corporation.

Motion made by Chris Figge

Seconded by Dave Seagraves

Motion approved unanimously

A request was made by Cathy Packard to allow Ken-Caryl Residents for Fiscal Responsibility Issues Committee signs on Master Association property. No motion was made by the Board.

Motion: A Motion authorizing staff to collect a status fee of \$50 and a transfer fee of \$100.

Motion made by Chris Figge

Seconded by Andy Lydens

Motion approved unanimously

Committee and Task Force Reports

- Erlinda Stafford reported on the Equestrian Task Force. The group is working on consolidating policies and documents for the Equestrian Center.

Manager's Report

- Chris Pacetti distributed a Collections Status Report for the community. He reported on past due accounts for homeowner dues and advertising accounts. He asked the Board if we should grant a 30-day extension to homeowner account #30896 that owes \$7,662.41 due to a pending sale of the home. The Board granted a 30-day extension.

Executive Session

At 8 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 8:30 p.m.

Respectfully submitted,

Victoria DeSair
Secretary of the Meeting