

Minutes of the Monthly Business Meeting  
of the Board of Directors of the Ken-Caryl Ranch Master Association  
HELD Nov. 27, 2018

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Nov. 27, 2018 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

**Call to Order**

The meeting was called to order at 7:04 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 Nov. 7, 2018 regular meeting minutes of the Board.

**Motion:** Motion to approve the minutes made by Andy Lydens

Seconded by Dave Seagraves

Motion approved by Seth Murphy, Andy Lydens, and Seth Murphy

Erlinda Stafford and Chris Figge abstained as they did not attend the Nov. 7, 2018 meeting.

**Financials**

October financials were included in the Board Packet.

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

Seconded by Chris Figge

Motion approved unanimously

**Member Comments Not Related to Agenda**

- Jim Mahoney: Gave an overview of the Open Space Volunteer Patroller Program. He thanked the Board for the trails.
- Jim Fodor: Requested an update on the injured trail users from earlier in the year. The Board did not have an update. He asked if the Master Association has been sued by trail users, and the Board said no.

### Communication/Discussion Items

- The Master Association received several complaints from residents about Volunteer Patroller Linda Metzger-Graham. A written report was provided to the Board. Linda attended the meeting and responded to the complaints. Jim Fodor asked if Board Member Erlinda Stafford solicited feedback about Linda on the Trail Club Facebook Page. Erlinda Stafford said she posted that if anyone had a negative encounter with a Volunteer Patroller that day to contact Chris Pacetti. Ethan Pankow said he had a positive encounter with Linda Metzger. Residents, including Board members Erlinda Stafford and Andy Lydens, spoke about their encounters with Linda. Jane Saul expressed concern about discussing the issue at a public meeting. Sean Warren gave an overview of the Volunteer Patroller Program selection and training process.
  - **Motion:** Motion to not have Linda Metzger continue as a Volunteer Patroller.
  - Motion made by Erlinda Stafford
  - Seconded by Chris Figge
  - **Motion:** Motion approved with a 3-2 vote. Chris Figge, Andy Lydens, and Erlinda Stafford voted in favor. Seth Murphy and Dave Seagraves opposed.
- **Motion:** Motion to write off the debt owed by advertiser account #36808.
  - Motion made by Chris Figge
  - Seconded by Dave Seagraves
  - Approved unanimously
- Sean Warren presented a report from the Open Space Committee regarding campsites in the open space. The Board supports the Open Space Committee's recommendation not to add a new campsite. Cathy Packard thanked the Open Space Committee and Sean Warren for recognizing that camping similar to Dakota Lodge is no longer available.
- The Equestrian Center Task Force recommended a rate change from \$35 to \$100 per month for horse trailer parking in the Dakota Lodge lot. The Board supported an increase to \$95.
  - **Motion:** Motion to increase the horse trailer parking to \$95 per month.
  - Motion made by Chris Figge
  - Seconded by Erlinda Stafford
  - Motion passed with a 3-2 vote. Erlinda Stafford, Seth Murphy, and Chris Figge voted in favor. Dave Seagraves and Andy Lydens opposed.

### Action Items

**Motion:** A Motion adopting the 2019 Master Association Committee Membership.

New members are:

Matt O'Brien to the Architectural Committee.

Increase the number of Community Planning Committee members to 13 and appoint the following 9 new members: Rachel Carter, Meg Hollingsworth, Jordan Kelsey, Jennifer Manta, Jeffrey Nesheim, Rilla Reinsma, Stephen Saul, Trey Spiller, and Philip Varley.

Douglas Graham and Jenny Kozlowski to the Open Space Committee.

Jane Saul to the Historical Society.

Re-appointing current members as listed in the board packet memo.

Motion made by Chris Figge  
Seconded by Andy Lydens  
Motion approved unanimously

**Committee and Task Force Reports**

- Seth Murphy recommended the Board discuss with the Metropolitan District Board the role of the Community Planning Committee going forward.
- Erlinda Stafford reported on the progress of the Equestrian Center Task Force in looking at rules and responsibilities.

**Executive Session**

At 8:31 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 8:45 p.m.

Respectfully submitted,

Victoria DeSair  
Secretary of the Meeting