

Minutes of the Monthly Business Meeting
of the Board of Directors of the Ken-Caryl Ranch Master Association
HELD Jan. 15, 2019

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Jan. 15, 2019 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

Call to Order

The meeting was called to order at 6:04 p.m. by President Seth Murphy.

Attendance

Board: Chris Figge, Andy Lydens, Seth Murphy, Dave Seagraves, Erlinda Stafford
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 Nov. 27, 2018 regular meeting minutes of the Board.

Motion: Motion to approve the minutes made by Dave Seagraves

Seconded by Erlinda Stafford

Motion approved unanimously

Financials

No financial report as the Audit is in progress.

Member Comments Not Related to Agenda

- Cheryl Mouton: Spoke to the Board regarding the foreclosure status on her property and asked the Board to reverse the sale of her property. The Board directed her to contact the Master Association's attorney in writing. The Board will consult with the attorney and respond to Ms. Mouton if there is a change in the decision.
- Jerry Sullivan: Requested display of Ken-Caryl Little League yard signs in private yards. Staff said the signage policy allows for youth activity yard signs and recommended Jerry contact the staff and Architectural Committee for further clarification.

Communication/Discussion Items

- The Board discussed funding for tree replacement in 2019. Currently, the Master Association Board has \$10,000 allocated in the budget to replace trees in the

community. The Metropolitan District cut funding for trees due to the failure of the mill levy increase. The Board supports funding an additional \$5,000 for trees.

- **Motion:** A Motion to allocate \$5,000 out of the Special Project Fund for new trees. Motion made by Chris Figge. Seconded by Erlinda Stafford. Motion approved unanimously.
- The Equestrian Center Task Force Year-End Report was included in the Board Packet. The task force completed its tasks and recommended a new job description be drafted. The Board will review the updated Operational Guidelines and Facility Rules at the February business meeting. The Board thanked the current task force and is supportive of drafting a job description for a new task force.
- **Motion:** A Motion to accept the Equestrian Center Task Force Year-End Report. Motion made by Andy Lydens. Seconded by Dave Seagraves. Motion approved unanimously.
- Master Association Board Executive Director Chris Pacetti will retire at the end of 2019. The Board discussed options for the process to identify a new Executive Director. The Board will continue the discussion at the February business meeting.
- Staff provided an update on the search for a new company to provide IT services for the Master Association and Metropolitan District.
- The Board discussed proposed changes to the Draft Second Amendment to the Reorganization Agreement between the Master Association and the Metropolitan District. The draft agreement has the Master Association taking over financial responsibility for water taps on land and facilities that are owned by the Master Association. Kayla Kirkpatrick recommended listing the four taps the Metro District is responsible for in the Reorganization Agreement so they are clearly outlined in the agreement. Seth Murphy will make more updates to the draft agreement, and the Boards will review the document at a future Joint Study Session.

Action Items

Motion: A Motion to appoint Don Ebner, Dolores Ebner, and Martin Burdick to the Ken-Caryl Ranch Historical Society Hall of Fame.

Motion made by Erlinda Stafford

Seconded by Andy Lydens

Motion approved unanimously

Committee and Task Force Reports

- N/A

Manager's Report

- Chris Pacetti reported he is anticipating requests for waiving late fees on dues payments because of the Federal Government shutdown. The Board supports waiving late fees if requested.
- The Office Park Association will have its annual meeting on Jan. 30 at 9:30 a.m. at Wedgewood Events Center.

Adjournment

There being no further items for discussion, the meeting adjourned at 8:02 p.m.

Respectfully submitted,

Victoria DeSair
Secretary of the Meeting