

**MINUTES
BOARD OF DIRECTORS REGULAR MEETING
KEN-CARYL RANCH METROPOLITAN DISTRICT**

A regular meeting of the Ken-Caryl Ranch Metropolitan District Board of Directors was held on Tuesday, February 26, 2019 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

ATTENDANCE

Board Members Present:

Lauri Lehan-Milano, President/Chairperson
Jami Jensen, Vice President
Kayla Kirkpatrick, Secretary
John Huggins, Assistant Treasurer

Director Jeff Esbenshade was excused.

Others Present:

Melissa Daruna, District Manager
Sara Heisdorffer, Aquatics Coordinator
Pat Malloy, Parks Director
Jeff Leniger, Controller
Emily Powell, Attorney

I. CALL TO ORDER

Chairperson Lehan-Milano called the meeting to order at 6:09 p.m.

II. EXCUSE DIRECTOR ESBENSHADE

Director Kirkpatrick made a motion to excuse Director Esbenshade from the meeting. Director Huggins seconded. The motion passed unanimously.

III. APPROVAL OF AGENDA

President Lehan-Milano made a motion to approve the agenda, amended to correct the citation for the Executive Session as C.R.S. § 24-6-402(4)(f). Director Jensen seconded. The motion passed unanimously.

IV. CONFLICT OF INTEREST

There were no new conflicts.

V. BUSINESS & REPORTS

A. Approval of the Minutes of the January 29, 2019 Regular Business Meetings

Director Huggins made a motion to approve the minutes of the January 29, 2019 regular business meetings. Director Jensen seconded. The motion passed with three votes in favor and Director Kirkpatrick abstaining.

B. Monthly Report

Staff reviewed the January Monthly Report highlighting successes in each department. Each department also discussed any challenges they are facing and solutions being implemented.

C. Open Space Committee Report

No comments.

D. Meeting Minutes of Neighboring Districts

No comments.

VI. SUCCESS STORIES

a. Leslie Davis – 35-year tennis pro for Ken-Caryl Ranch

- a. The Board recognized tennis pro, Leslie Davis, for her dedicated service to the Ken-Caryl Ranch community. District Manager Daruna noted that Leslie has been passionately teaching tennis to generations of Ken-Caryle Ranch residents for most of her career. The Board thanked her for being an asset to the tennis program and community overall and presented her with a certificate of appreciation.

VII. COMMUNICATION & DISCUSSION TOPICS

a. South Hogback Biological Survey

Open Space Manager Sean Warren discussed the updated quotes received from two vendors for a biological survey on the South Hogback property. The Board discussed concerns regarding the preservation of the South Hogback property with an apartment development being built adjacent to the property. The Board discussed the probability that a biological survey may identify sensitive plant life or animal habitats on the South Hogback that should be protected from human activity. There was discussion about whether the funding for a survey should instead be reallocated to fencing to protect the resources without a biological survey. A few residents asked to speak during the discussion. The Board invited them to share their feedback during the public comment portion of the meeting.

b. Ranch House Pool Renovation

District Manager Daruna provided a brief update, stating that the Master Association (MA) and Metropolitan District (MD) Boards would need to determine the process for the pool renovation at the March Joint Study Session, but said that the MA appeared willing to take on the construction contract.

c. Strategic Plan Update

District Manager Daruna stated the initial SWOT analysis to the MA and MD Boards would be sent out in the near future.

d. 2019 Pool Revenue Proposal

District Manager Daruna reviewed the new pool revenue structure which includes charging residents an administrative fee to revalidate their summer pass, with fee caps for families and discounts for early purchases. Staff are also looking at developing a fee structure that would allow resident grandparents to purchase passes for their grandchildren.

e. ADA Transition Plan Update

District Manager Daruna stated that she was updating the ADA Transition Plan to reflect all the work completed through the bond projects. Noting that Director Esbenshade was particularly interested in this progress but not present this evening, she stated she would have another update in March.

VIII. COMMUNITY CONNECTIVITY

a. Audience Participation

A resident provided feedback on the proposed biological survey of the South Hogback property, stating that the District should declare the property a protected area without conducting a study, and move to prohibit access. The same resident later commented that the community was most interested in aesthetics at the pool and amenities like a climbing wall and splash features were unnecessary.

A resident provided feedback on the proposed biological survey of the South Hogback property, stating that a biological survey was unnecessary because a previous report drafted by a resident had been conducted in 2009 and provided the same information. The Board followed up with questions and staffed noted that they did not believe the report had the level of detail the Board was looking for. The Board agreed to review the report.

A resident inquired about when the final pool designs would be available for the public to review. Staff noted that community meetings had been scheduled for the second week of March and online review options would also be available.

b. Question of the Month – 6G: What was your vote and why?

i. District Manager Daruna summarized the feedback received on the 6G ballot initiative in November. She noted that she had received 26 responses and was very appreciative of those residents who took time to write in. The responses were varied but some reoccurring themes appeared and she reviewed those with the Board.

ii. March Question of the Month
The Board discussed ideas for the next question of the month.

IX. ACTION ITEMS

a. MOTIONS:

i. MOTION TO AUTHORIZE RETAINING THE COLORADO NATURAL HERITAGE PROGRAM TO CONDUCT THE BIOLOGICAL SURVEY ON THE SOUTH HOGBACK AND TO RETAIN E.R.O RESOURCES CORPORATION TO CONDUCT THE HISTORIC AND ARCHEOLOGICAL SURVEYS ON THE SOUTH HOGBACK, AND TO AUTHORIZE DISTRICT MANAGEMENT TO CONDUCT FURTHER RESEARCH ON THE AVAILABILITY OF BAT AND OWL SURVEYS AND TO SELECT THE OPTION REPRESENTING THE BEST VALUE TO THE DISTRICT.

President Lehan-Milano mada a motion to authorize retaining the Colorado Natural Heritage Program to conduct the biological survey on the South Hogback and to retain E.R.O Resources Corporation to conduct the historic and archeological surveys on the South Hogback, and to authorize District

management to conduct further research on the availability of bat and owl surveys and to select the option representing the best value to the District.

The motion failed for lack of a second.

Additional discussion from resident attendees, the Board and legal counsel regarding fencing and signage along the South Hogback property continued.

Director Kirkpatrick made a motion to table the decision regarding the acceptance of the proposals from the Colorado Heritage Program and E.R.O. Resources Corporation. Director Jensen seconded. The motion passed unanimously.

b. RESOLUTIONS:

None

IX. BOARD & STAFF COMMENTS

Director Kirkpatrick commented that she would not be present at the March Board meeting. President Lehan-Milano stated that she too would miss the March meeting.

President Lehan-Milano inquired about work being done by the Ken-Caryl Water and Sanitation District in and around the North Ranch Park. Parks Director Pat Malloy stated that he was working with the Water District to correct the damage done to the parking lot and park property.

X. EXECUTIVE SESSION TO DISCUSS A PERSONNEL MATTER PURSUANT TO C.R.S. § 24-6-402(4)(f).

Director Kirkpatrick made a motion to go into executive session to discuss a personnel matter pursuant to C.R.S. § 24-6-402(4)(f). Director Huggins seconded. The motion passed unanimously and the Board entered executive session at 9:36 p.m.

President Lehan-Milano made a motion to come out of executive session at 10:21 p.m. Director Kirkpatrick seconded. The motion passed unanimously.

XI. ADJOURN

President Lehan-Milano adjourned the meeting at 10:21 p.m.

These are the correct minutes for the meeting held on the above date and were approved by the Board on this _____ day of _____ 2019.

Kayla Kirkpatrick, Secretary