

Minutes of the Monthly Business Meeting
of the Board of Directors of the Ken-Caryl Ranch Master Association
HELD Feb. 19, 2019

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Feb. 19, 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, 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 Jan. 15, 2019 regular meeting minutes of the Board.

Motion: Motion to approve the minutes made by Erlinda Stafford

Seconded by Andy Lydens

Motion approved unanimously

Financials

January financials were posted on the community website prior to the meeting. Chris Pacetti discussed Account #34158 and the foreclosure process. The Master Association could open a probate estate. The Association would be responsible to pay the costs of opening the estate and the appointment of the public administrator but could seek these costs as part of its lien in any foreclosure action or sale of the property.

Motion: Motion to sign a service agreement with Jefferson County to authorize probate estate for Account #34158 with a retainer up to \$2,500.

Motion made by Seth Murphy

Seconded by Erlinda Stafford

Motion approved unanimously

Motion: Motion to accept the financials made by Erlinda Stafford

Seconded by Andy Lydens

Motion approved unanimously

Member Comments Not Related to Agenda

- N/A

Communication/Discussion Items

- The Board further discussed the process to identify a new Executive Director for the Master Association. The Board will move forward with an external candidate search and plans to have someone on board in November. The Board wants to discuss the makeup of the hiring committee at the March business meeting. Erlinda Stafford expressed her support for an internal candidate and does not want to go through an external hiring process. Resident Jim Fodor expressed his support for the internal candidate.
- Chris Pacetti reported that Anchor Network Solutions will take over management of IT Services for the Master Association and Metropolitan District. The transition from Phoenix Technology Group to Anchor started in mid-February and will be in full effect by April 1.
- Jim Antes, Chairman of the Historical Society, gave an overview of the group's annual report, which was included in the Board Packet. The Historical Society is interested in contributing toward the archaeological survey of the South Hogback if necessary.
- Open Space Manager Sean Warren gave an overview of the condition of Brannon Gearhart Pond and Trail. There are algae problems in the pond, the aeration system is not able to completely address the situation, and dredging is recommended. There are also drainage issues on the asphalt trail near the pond, causing ice buildup in the winter. The Board wants to move forward with converting the trail from asphalt to concrete but wants to hold off on pond dredging due to the cost.
- The Board discussed proposed changes to the Volunteer Trail Coordinator Program. The Board wants the Master Association to have copies of volunteer waivers when residents work in the open space. The Board discussed several proposed changes. Sean Warren will update the document for final approval from the Board.
- The Board supports moving forward with the Ranch House Pool Replacement project at the \$3,600,000 budget level as a Master Association project. The Board will discuss the project further with the Metropolitan District at the March 5 Joint Study Session. Pool plans will be presented at community meetings in March.

Action Items

Motion: A Motion adopting the updated Equestrian Center Operational Guidelines & Facility Rules as recommended by the Equestrian Center Task Force with updates as noted for Addendum C & D.

Discussion: The Task Force recommended keeping the fee for trailer parking at \$35, despite the Board's previous approval to increase the fee to \$95. Rilla Reinsma expressed concern for horses on concrete and equestrians not cleaning up horse manure on concrete. She also expressed concern about night-time use of the open space and motorized scooters in the open space.

Motion made by Erlinda Stafford
Seconded by Dave Seagraves
Motion approved unanimously

Motion: A Motion authorizing the establishment of the 2019 Equestrian Center Task Force and adopting their job description.

Motion made by Erlinda Stafford
Seconded by Dave Seagraves
Motion approved unanimously

Motion: A Motion approving Singletrack Trails as the contractor for the 2019 trail maintenance program.

Motion made by Chris Figge
Seconded by Erlinda Stafford
Motion approved unanimously

Committee and Task Force Reports

- N/A

Manager's Report

- Chris Pacetti reported about long-term covenant violations for Account #31750. The Master Association can go to court and ask for an injunction to force them to fix the violations or the Master Association can foreclose on the property. The Board supports the injunction.
- Motion authorizing the Association's attorney to pursue an injunction for account #31750.
- Motion made by Erlinda Stafford
- Motion seconded by Dave Seagraves
- Motion approved unanimously.
- Annual meeting is March 5, and we have reached the 25% quorum proxy.

Adjournment

There being no further items for discussion, the meeting adjourned at 9:04 p.m.

Respectfully submitted,

Victoria DeSair
Secretary of the Meeting