

Minutes of the Monthly Business Meeting  
of the Board of Directors of the Ken-Caryl Ranch Master Association  
HELD October 22, 2019

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, October 22, 2019 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

**Call to Order**

The meeting was called to order at 6:03 p.m. by President Chris Figge.

**Attendance**

Board: Chris Figge, Andy Lydens, Scotty Martin, Dave Seagraves, Erlinda Stafford  
Staff: Chris Pacetti, Victoria DeSair, Sean Warren

**Conflicts of Interest**

Chris Figge 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 September 17, 2019 regular meeting minutes of the Board.

**Motion:** Motion to approve the minutes made by Erlinda Stafford  
Seconded by Dave Seagraves  
Motion approved unanimously

**Financials**

September financials were included in the board packet.

**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**

- Volunteer Trail Coordinator Program Description: The Board will vote on the revised description in November. Residents Ruth Sundberg and Jim Fodor expressed concerns about the VTC program.
- Committee Appointment Process: The Board reviewed the status of committee membership for 2020. The Community Planning Committee will take a one-year hiatus.

There will be one opening for the Covenant Committee and two for the Open Space Committee.

- 2020 Draft Budget: Staff provided an overview of the draft budget. Options were shown for \$2, \$3, and \$4 monthly increases.
  - Historical Society Chair Jim Antes gave an overview of Historical Society's activities, including monitoring cracks in the bond beam on the Bradford Perley House.
  - Resident Jim Fodor expressed concerns about weed control and herbicides. He also wants areas of open space where mechanical means of transportation are not allowed.
  - Resident Rilla Reinsma discussed items on the one-time projects list and suggested a forensic accountant look at the budget.
  - Resident Ruth Sundberg provided suggestions on the Equestrian Center budget.
  - Resident Vinny Badolato asked a question about the Dakota Lodge foundation issue. The issue is on the original portion of the building, not the addition.
  - Resident Jerry Sullivan commented on field needs for Ken-Caryl Little League. He also requested the Master Association fund an agreement for residents to use Foothills facilities.
  - Board member Erlinda Stafford suggested a task force for water conservation.
  - The Board supports a \$3/month dues increase and will vote on the budget at the Nov. 12 meeting.
- John Archer from Assured Partners Group gave an overview of the insurance renewal.

### Action Items

**Motion:** A Motion adopting the Brannon Gearhart Task Force Job Description.

Motion made by Chris Figge

Seconded by Erlinda Stafford

Motion approved unanimously

**Motion:** A Motion authorizing staff to write off uncollected late fees from 63 accounts totaling \$140.73.

Motion made by Chris Figge

Seconded by Andy Lydens

Motion approved unanimously

**Motion:** A Motion authorizing \$15,000 for an open space survey by JF Sato.

Motion made by Erlinda Stafford

Seconded by Chris Figge

Motion failed by a 0-5 vote

Staff is directed to come back with more information, a map, and additional bids.

**Motion:** A Motion authorizing a contingency amount of \$15,000 for the Brannon Gearhart Park project. Funding Sources: Drainage and Asphalt to Concrete Path Conversion

Motion made by Erlinda Stafford  
Seconded by Dave Seagraves  
Motion was amended as follows.

**Amended Motion:** An amended Motion authorizing a contingency amount of \$20,000 for the Brannon Gearhart Park project. Funding Sources: Drainage and Asphalt to Concrete Path Conversion

Motion made by Erlinda Stafford  
Seconded by Dave Seagraves  
Motion approved 4-0  
Chris Figge abstained

**Motion:** A Motion authorizing staff to enter into an insurance renewal with Assured Partners Group.

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

#### **Committee and Task Force Reports**

- Chris Figge discussed the one-year hiatus for the Community Planning Committee.
- Sean Warren gave an overview of the upcoming Open Space Committee meeting agenda.
- Scotty Martin reported an overview of the last Metro District Board meeting.

#### **Manager's Report**

- Civil Air Patrol requested a drone training exercise in the open space. The Open Space Committee will review the request.
- Due to conflicts, the Board moved the November meeting to November 12.

#### **Executive Session**

There was no executive session.

#### **Adjournment**

The meeting adjourned at 9:02 p.m.

Respectfully submitted,

Victoria DeSair  
Secretary of the Meeting