

Minutes of the Monthly Business Meeting
of the Board of Directors of the Ken-Caryl Ranch Master Association
HELD July 21, 2020

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, July 21, 2020 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127. Residents also had the option to call in and listen to the meeting.

Call to Order

The meeting was called to order at 6:06 p.m. by Scotty Martin.

Attendance

Board: Scotty Martin, Dave Seagraves, Chris Schroeder, Tom Bratschun
Staff: Victoria DeSair, Kristen Peterka, Sean Warren

Conflicts of Interest

Scotty Martin 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 June 16, 2020 regular meeting minutes of the Board.

Motion: Motion to approve the minutes made by Chris Schroeder.

Seconded by Dave Seagraves.

Motion approved unanimously.

Member Comments Not Related to Agenda

- Resident Cathy Packard expressed concerns regarding Metropolitan District parks maintenance, budget priorities and staffing reductions.

Action Items

Motion: "A" A Motion to accept the 2019 Master Association audit.

Motion made by Dave Seagraves.

Seconded by Chris Schroeder.

Discussion: The draft audit was included in the Board packet. An updated draft audit will be presented for review at the August Board meeting.

The motion was rescinded.

Financials

June financials were included in the board packet.

Executive Director Victoria DeSair reviewed highlights of the financial statements.

Motion: Motion to accept the financials made by Dave Seagraves.

Seconded by Chris Schroeder.

Discussion: Board Members discussed cable television revenue, reserve funds, the north border fence project and the easement/right of way project.

Motion approved unanimously.

Manager's Report

- Facemasks are required for all facilities due to the State of Colorado mask order.
- A new phone was purchased for board meetings from the contingency fund.
- Ranch House pool construction is behind schedule due to COVID delays, structural issues and weather.
- Victoria DeSair reviewed dues' payment methods used by residents, covenant violations in June and architectural submittals. Additional information is included in the Manager's Report in the Board packet.
- The number of boarders at the Equestrian Center has decreased from 2017 to 2020.

Communication/Discussion Items

- Open Space Statistics Presentation by Ranger Matt Oven. The full report is included in the Board packet. The trespassing rate on the trails for January – June was 1.2% in 2019 and 1.6% in 2020. There was a significant increase in trail users, but not a significant increase in the trespassing rate. Resident Jim Fodor expressed concerns regarding trespassing on the trails, bicycle activity on the trails and the proposed trail reroute.
- Volunteer Trail Coordinator Mark Celusniak presented a trail safety reroute of the Mastodon and Lyons trail, designed to create a safe crossing of Ken-Caryl Avenue at the stop light. The Board expressed support for the safety reroute and directed the Open Space Committee to review the plans and prioritize the elimination of the existing dangerous crossing. The Board requested the reroute be shared with the community for feedback. Resident Rilla Reinsma expressed concerns about the initial trail plans that did not lead to the crosswalk.
- Reserve Plan Update. The 30-year plan will serve as a guideline for budget items greater than \$2,500. Staff reviews the Reserve Plan annually and reschedules expenditures as needed based on current conditions.
- 2020 Master Association Board Goals. Scotty Martin reviewed the KCRMA Board priorities including community input, assessments, a capital investment plan and community safety.

Volunteer Trail Coordinator Report

The report was included in the Board packet.

Committee and Task Force Reports

- Chris Schroeder reported that the Architectural Committee reviewed screening walls and roofing.
- Dave Seagraves reported that Water Board revenues have increased, and the Brannon Gearhart Park Task Force will present their report to the MA Board in August.
- Scotty Martin reported that the Community Collaboration Group is creating a document to clarify assets managed, insured and paid for by the Master Association and Metropolitan District.

Board Member Comments

- None

Adjournment

The meeting adjourned at 10:36 p.m.

Respectfully submitted,

Kristen Peterka
Secretary of the Meeting