

Minutes of the Monthly Business Meeting
of the Board of Directors of the Ken-Caryl Ranch Master Association
HELD August 18, 2020

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Aug. 18, 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 6:08 p.m. by Scotty Martin.

Attendance

Board: Scotty Martin, Dave Seagraves, Chris Schroeder, Tom Bratschun, Andy Lydens
Staff: Victoria DeSair, Sean Warren, Brian Yowell

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 July 21, 2020 regular meeting minutes of the Board.

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

Seconded by Tom Bratschun.

Motion approved 4:0. Andy Lydens abstained.

Member Comments Not Related to Agenda

- Resident Jim Fodor expressed concerns about bicycle safety on the proposed trail re-routes in the North Hogback.
- Resident Barry Wiebe discussed trail etiquette and the impact of the Avout Racing Juniors Bicycle Team on the Ken-Caryl Ranch trails and Open Space.
- Resident Chris Figge recommended that the Board develop a plan to address fence replacement and water conservation.

Action Item

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

Motion A was not made.

Discussion: The Board reviewed the draft annual audit and would like to review a red-lined version before approving in September.

Motion to table the 2019 Master Association audit until the September meeting.
Motion made by Chris Schroeder.
Seconded by Andy Lydens.
Motion unanimously approved.

Financials

July 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 Tom Bratschun.
Motion approved unanimously.

Manager's Report

- The Architectural Committee is reviewing the temporary signage policy.
- Information regarding the safety re-route for the Lyons and Mastodon Trails will be communicated through upcoming e-News, newspaper, social media and website.
- The new land development is scheduled to close at the end of September. No updates have been provided by the investor.
- Ranch House pool construction is projected to be complete in mid-September.
- The Aspen Meadows fence project is complete.
- American Furniture Warehouse has submitted for rezoning for a sales and warehouse facility on West Toller Dr. and West Ute Ave. The location is not on Ken-Caryl Ranch.
- Victoria DeSair thanked Open Space Ranger Matt Oven for fire prevention actions and Chris Figge for past board service.

Communication/Discussion Items

- Brannon Gearhart Task Force Report: The full report is included in the board packet. The report provides short- and long-term recommendations regarding maintenance, improvement, and community and youth engagement focused on the playground, park, trails and pond.
- Swim Team Shed: The Master Association and the pool contractor will contribute funds to purchase a replacement shed for the swim team at the Ranch House pool.
- Valley Parkway Crossing Project: Quotes for the project will be obtained and reviewed at the next meeting.
- 2021 Budget Discussion: Possible line items were reviewed for the 2021 MA budget.

Action Item

Motion: "B" A Motion to approve \$8,000 of exploratory work on foundation issues at two historical barns at the Equestrian Center.
Motion made by Chris Schroeder.

Seconded by Andy Lydens.

Discussion: Board approval will be required if exploratory work exceeds the allotted funding.

Motion approved unanimously.

Volunteer Trail Coordinator Report

None

Committee and Task Force Reports

- Dave Seagraves provided an update regarding the Water Board meeting.

Executive Session

At 9:49 p.m. the Board entered Executive Session to discuss a legal matter.

Adjournment

No action was taken following the Executive Session, and there being no further items for discussion, the meeting adjourned at 10:58 p.m.

Respectfully submitted,

Brian Yowell
Secretary of the Meeting