

Minutes of the Monthly Business Meeting
of the Board of Directors of the Ken-Caryl Ranch Master Association
HELD Sept. 15, 2020

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Sept. 15, 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 6:03 p.m. by Scotty Martin.

Attendance

Board: Scotty Martin, Dave Seagraves, Chris Schroeder, Tom Bratschun, Andy Lydens
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 Aug. 18, 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 Tim Berg expressed concerns regarding the North Ranch Sub Association and expressed support for construction of trailhead gates in the North Ranch.
- Resident Jessica Mullins shared the benefits experienced by youth on the Avout Juniors Bicycle team.
- Resident Kayla Kirkpatrick requested more information regarding the nonprofit status of the Avout Juniors Bicycle Team.
- Resident Jim Fodor expressed concerns about the safety of mountain biking and the impact of mountain biking on the environment.
- Resident Jerry Sullivan expressed concerns about the safety of street crossings in the Plains.

Financials

Financials have been posted at the Ken-Caryl Ranch website.

Motion: No motion made. Financials will be reviewed at the October meeting.

Manager's Report

- The Architectural Committee voted to keep the existing temporary signage rule based on community feedback.
- The Ranch House pool is projected to be finished in early October.
- Social media impact continues to grow with more than 10,000 accounts reached on Facebook, an increase of 34%.

Communication/Discussion Items

2021 Budget Discussion

- The Board reviewed the 2021 Draft Budget and discussed potential one-time projects. An updated draft budget will be presented at the October meeting. The draft budget does not include an increase in dues.
- Residents Elizabeth Allison, Jim Fodor and Rilla Reinsma requested that the biological and cultural survey of the South Foothills Open space not be funded in the 2021 budget.
- Resident Diane Hagre requested that the volleyball court not be funded in the 2021 budget. She also requested that the court not be located at the Ranch House.
- Resident Eric Mercer expressed support for the proposed volleyball court and offered resources to support the construction of the court.
- Resident Jim Fodor requested additional funding for tree replacement.
- Resident Joel Pankow expressed support for funding full time ranger staff in the 2021 budget.
- Resident Bruce Tugman requested additional trash cans at the midpoint of the trail along Valley Parkway. Victoria DeSair will share the request with MD District Manager Traci Wieland.

Action Items

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

Motion made by Tom Bratschun.

Seconded by Chris Schroeder.

Discussion: The Board discussed ways to ensure quality workmanship from the contracted audit team in future years.

Motion approved unanimously.

Motion: "B" A Motion to appoint Jerry Jones to the Historical Society Hall of Fame.

Motion made by Chris Schroeder.

Seconded by Tom Bratschun.

Discussion: Hall of Fame Inductees have contributed over a decade of significant service preserving and promoting the history of Ken-Caryl Ranch. Jerry Jones chaired the Historical Society and was pivotal in the preservation of the Bradford-Perley house and the Bradford orchard.

Motion approved unanimously.

Motion: "C" A Motion to approve Harris, Kocher, Smith to complete the surveying of the exterior boundary of Ken-Caryl Ranch at a cost of \$15,920.

Motion made by Tom Bratschun.

Seconded by Dave Seagraves.

Discussion: Three bids were solicited. This is the last piece of the exterior boundary that needs to be surveyed.

Motion approved unanimously.

Motion: "D" A motion to approve Valles Construction for the Valley Parkway Crossing Project between Woodruff and Manzanita at a cost of \$20,000 and the soft surface to hard surface conversion at a cost of \$10,000. Funding source: Undesignated Special Project Fund for the Valley Parkway Crossing Project and One-Time Projects fund for the soft surface to hard surface conversion.

Motion made by Tom Bratschun.

Seconded by Chris Schroeder.

Motion approved unanimously.

Motion: "E" A Motion to approve \$20,000 for a crossing beacon at the intersection of Ken Caryl Ave. and South Valley Road. Funding source: Undesignated Special Project Fund.

Motion made by Chris Schroeder.

Seconded by Tom Bratschun.

Discussion: Resident Joel Pankow expressed support for the pedestrian activated crossing beacon and shared information from the Jefferson County Transportation and Engineering Department and the Jefferson County Sherriff's department.

Resident Jerry Sullivan expressed concerns regarding the safety of the proposed crossing beacon.

Motion approved unanimously.

Volunteer Trail Coordinator Report

There is no report this month.

Committee and Task Force Reports

- Dave Seagraves reported that the Water Board has postponed the construction of the water line at the Ranch House. The Water Board will be adding two additional fire hydrants at the Ranch House.
- Chris Schroeder reported on the Architectural Committee decision to keep the existing temporary signage rule and discussed signage for the new trail crossing.
- Dave Seagraves requested that the Architectural Committee review timeframes for birthday signs, graduation signs, and flags.
- Scotty Martin reported that the Historical Society is extending a water line to the Bradford-Perley house for irrigation.

Executive Session

At 9:31 p.m. the Board entered Executive Session to discuss legal advice.

Adjournment

No action was taken following the Executive Session, and there being no further items for discussion, the meeting adjourned at 10:02 p.m.

Respectfully submitted,

Kristen Peterka
Secretary of the Meeting