

**Minutes of the Budget Meeting**  
**of the Board of Directors of the Ken-Caryl Ranch Master Association**  
HELD Dec. 17, 2019

The budget meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, Dec. 17, 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.  
Recognized this is Chris Pacetti's final meeting.

**Attendance**

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

**Approval of Minutes**

There were no amendments to the November 27, 2018 budget meeting minutes.  
Motion: Motion to approve the minutes made by Erlinda Stafford  
Seconded by Dave Seagraves  
Motion approved unanimously

**Discussion**

Victoria DeSair gave an overview of the Budget Process per the Colorado Common Interest Ownership Act (CCIOA). The Budget Meeting is a requirement of CCIOA as of 2018.

**Resident Comments**

- Jim Fodor expressed concern with employees applying herbicides in the open space.

**Board Discussion**

The budget stands at the original \$3 per month dues increase as adopted at the Nov. 12, 2019 meeting. The 2020 monthly dues are \$56 per month for residential properties, \$44 per month per apartment unit, and \$40 per month per acre for commercial properties.

**Adjournment**

The meeting adjourned at 6:08 p.m.

Respectfully submitted,

Victoria DeSair  
Secretary of the Meeting