



KEN-CARYL RANCH MASTER ASSOCIATION

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KCRMA Board of Directors Meeting Minutes
November 14, 2023

MINUTES OF THE MONTHLY BUSINESS MEETING OF THE BOARD OF DIRECTORS OF THE KEN-CARYL RANCH MASTER ASSOCIATION HELD: November 14, 2023

The regular business meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Tuesday, November 14, 2023, at the Ranch House, 7676 S. Continental Divide Road, Littleton, CO 80127. Residents also had the option to call in and listen to the meeting.

I. Call to Order

Dr. Gerry Bauer called the meeting to order at 6:05 p.m.

II. 5:00 p.m. Executive Session (Account Collections)

III. Pledge of Allegiance

IV. Conflict of Interest

Dr. Bauer 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.

V. Approval of Minutes – October 24, 2023 Business Meeting

Motioned by Scotty Martin

Seconded by Debbie Seagraves

Minutes were approved.

VI. Public Comment for Non-Agenda and Communication/Discussion Items (Three minutes per speaker)

Community member Rilla Reinsma asked about how the buy-in for the new developments will impact the Master Association and wanted clarification about what the buy-in is. She also asked about the cost of removing splintered trees in the open space. Rilla also mentioned that she thinks that the Master Association should abide by the community survey regarding the resource plan.

Community member Mark Celusniak mentioned that he was surprised to hear that weekly recycling has been eliminated.

Community member Megan Morrison would like to know more about what the 250K budget increase includes for the equestrian center.

VII. Financial Report

Financial Update: KCRMA is still working through a software 'glitch' with VMS (Village Management Software) and will release updated financials once the glitch is resolved with VMS. The draft budget and financials are online for review.

VIII. Manager's Report

The complete manager's report is included in the Board packet. Brian welcomed April Crockett to the Communications Lead position, announced that the Master Association is hiring an HR Analyst, and that Keith McMillan received the wildfire mitigation certificate.

Board member Debbie Seagraves asked about the punch list for the new shade structure. Brian Yowell indicated that the MA is still waiting for the roof panels to arrive.

Board member Scotty Martin inquired about the eta for new houses being built in the new development. Brian Yowell indicated that currently the timeline is to start building at the end 2024 and selling in 2025.

IX. Discussion Items:
No discussion items.

X. Action Items:

- A. Motion A: A Motion to approve 2024 KCRMA budget with \$68 dues for 2024.
Moted by Scotty Martin
Seconded by Philip Varley.

Public Comment

Resident John Rodell has concerns about procurement and project management.

Resident John Hamilton would like to see a reduction in overhead items.

Resident Jerry Sullivan mentioned that he thinks the fences look great and would like to see the project accelerated, he also mentioned that neighborhood signs are important and would like to see the Village sign replaced, he also thinks that safety cross walks are needed in the plains.

Mark Celusniak mentioned that he thinks the board should get more public input before finalizing the budget.

Laura Neal would like to have more public input on the budget.

Board Comment

Dr. Gerry Bauer mentioned that hot button topics are trash and signs.

Scotty Martin mentioned that he thinks the conservation plan should be a conservation and recreation plan as a majority of the Community Planning Committee made that recommendation to the Board in their summary of the 2021 Community Survey results and recommendations on next steps for the MA Board.

Brian Yowell mentioned that regarding trash, waste collection companies are requiring uniform bins for better productivity, we can explore other size bins for recycling, it is an option for residents to build enclosures, with approval, for storing larger bins.

Phillip Varley mentioned that change is always unpleasant but after making the change the fears go away, he mentioned that paying \$6 for additional receptacles for those who need them makes more sense than charging everyone the same amount.

Dr. Gerry Bauer mentions that House Bill 1137 increases the administrative burden and is a reality of how state government impacts local governments, NADG properties will create a significant increase in overhead to MA staff.

Phillip Varley would like to see staff time tracked. This was also supported by Debbie Seagraves.

Dr. Bauer would like to see individual line items for fire mitigation within the open space budget.

Vote

Motioned by Phillip Varley

Seconded by Debbie Seagraves

In favor: Varley, Seagraves, Martin

Against: Bauer

- B. Motion B: A Motion to refer delinquent account 37763 to Master Association attorney for collections.

Public Comment

None

Board Comment

None

Vote

The motion was passed unanimously.

XI. Adjournment

The meeting formally adjourned at 7:39 p.m.