

Ken-Caryl Equestrian Center Task Force
2018 Year End Report

Submitted to:
Ken-Caryl Ranch Master Association
Board of Directors

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Executive Summary

The KCEC Operational Guidelines and Facility Rules were combined into a single document, brought up to date and completely rewritten. A Quarterly KCEC Project list was created that systematically completed by the staff, contractors or volunteers. The Out Reach subcommittee brought back the periodic article in the Ranch News titled “Straight from the Horse’s Mouth”. A survey of the surrounding area Equestrian Facilities was conducted. The data collected focused on physical size, number of horses, type of operation (community or commercial), cost of boarding, services provided etc. Local Real-estate Agents were surveyed to understand from their perspective what the value of an amenity like the KCEC has on the overall appeal of Ken Caryl Ranch. In addition some research was conducted regarding consultants that specialized in evaluating a horse property and making recommendations relative to more efficient use. Boarding waitlists were consolidated, clarified and posted online using an interactive tool to facilitate access, updating, and a better sense of fairness. The Arena Footing subcommittee focused on drafting Standard Operating Practices for how to grade, level and maintain footing depth in each of the different arenas and how often each arena should be dragged. Finally, a Facility Cost Analysis was initiated but not completed.

Heading into 2019 The Task Force recommendations that (1) the MA board continue the EC Task Force concept using the Board’s process for appointing members. (2) 2019 is the second year of the two year cycle for evaluating and addressing the Center’s Arena Footing. This task should be the main focus of the Task Force with recommendations for replacement, remediation or deferral being the possible outcomes. (3) Continue publishing the Straight from the Horse’s Mouth article, at least six times per year. (4) Complete the Facility Cost Analysis

I. Equestrian Center Task Force Purpose

The 2018 Ken Caryl Equestrian Center Task Force (KCEC Task Force) was charged with reviewing the current policies and programs listed below and asked to develop recommendations for any updates that would be presented to the Master Association Board of Directors.

II. Equestrian Center Task Force Organization

The KCEC Task Force was comprised of eight members of the KCR Community, a Board liaison and two KCR staff representatives. A chairperson and a secretary were appointed by the a majority of the members. The Task Force understood that they had no financial authority and that they in no way could obligate the MA Board to any expenditure. All actions and recommendations were reviewed with the MA Board of Directors through the MA Board Liaison assigned to the Task Force.

III. Equestrian Center Task Force Operations

The Task Force met in open session on a monthly basis at the Dakota Lodge on second Wednesday of each month at 7:00 pm. Meeting agendas were published ahead of the scheduled meeting and meeting notes were produced and posted online on the KCR web site.

IV. Equestrian Center Task Force Members

Matt O'Brien (Chair)
Stephanie Byland (Secretary)
Jonelle Castleberry
Sandra Devin
Art Freitas
Ian Holtum
Tom Krowl
Sheryl Verbitski
Sierra Pokorn (KCEC Manager)
Chris Pacetti (KCEC Staff Liaison)
Erlinda Stafford (MA Board Liaison)

V. Equestrian Center Task Force Responsibilities

1. Review Equestrian Center Policies and Practices
2. Evaluate Boarding wait lists
3. Resident / non-resident boarding
4. Resident / non-resident fee schedules
5. Changes to the mixture of horses that board in the pasture, barn, pipe pens and shed row
6. Independent trainer roles, responsibilities, benefits and fees
7. Evaluate the possibility of adding a part time maintenance person to the Equestrian Center staff
8. Community outreach programs

VI. Equestrian Center Task Force Goals

At the first meeting in February the Task Force agreed to form subcommittees in order to focus on the goals TF established with input from Sierra, Chris and Erlinda. The six subcommittees were:

1. Review and recommendations for changes to the Operational Guidelines / Facility Rules / Facility Use Agreement
2. Practical solution to continuous EC maintenance
3. Community Outreach
4. Review and recommendations for facility and purpose configuration improvements
5. Practical solution to arena(s) footing
6. Facility Cost Analysis

VII. Equestrian Center Task Force Accomplishments

1. The Operational Guidelines and Facility Rules were
 - a. combined into a single document for clarity
 - b. extensively reviewed and
 - c. updated to meet the center missions, reflect current practices and policies, and ensure the economical longevity of the center.
2. The manager and a TF member teamed up to walk the EC property quarterly and maintained a list of projects that were systematically completed by the staff, contractors or volunteers. The most notable project was a complete electrical inspection and upgrade to wiring, lighting and electrical outlets in the main barn.

3. The Out Reach subcommittee brought back the periodic article in the Ranch News titled "Straight from the Horse's Mouth". This was an informational article first published in the 1980s but later discontinued. Themes for the article this past year were EC history, EC management and horse etiquette. The article were written by the TF members, approved by the staff and published by the communications director.
4. A survey of the surrounding area Equestrian Facilities was conducted. The data collected focused on physical size, number of horses, type of operation (community or commercial), cost of boarding, services provided etc. A high level analysis indicates that the KCEC is unique among all other available facilities in that it is a community EC and is of pretty significant size. Cost for boarding is difficult to compare given that individual ECs include different services for the monthly fee. But, it appears that the KCEC fees are competitive.
5. Key Real Estate agents in the Ken Caryl area were provided a survey regarding their opinions as to the value that the KCEC brings to property values in the KCR.
6. Research was conducted regarding consultants that specialized in evaluating a horse property and making recommendations relative to more efficient use. Most consultants seem to focus on design of new facilities and not reorganizing existing Equestrian Facilities. The cost for such an evaluation was quite high and it was determined that this was not feasible for the KCEC.
7. The Arena Footing subcommittee focused on drafting Standard Operating Practices for how to grade, level and maintain footing depth in each of the different arenas and how often each arena should be dragged. The drafts were produced and an attempt was made to have the staff follow the instructions but it was determined that the variables (footing depth, amount of use, type of use, weather, availability of staff and limited equipment choice) made the task of systemizing very difficult. Some lessons learned were applied such as closing arenas after bad weather and being very mindful of footing depth around fence edges.
8. A Facility Cost Analysis was initiated but not completed.
9. The boarder waitlists were consolidated to include those actually interested in being on the list, which greatly reduced its length. We also developed an online automated waitlist to keep it accessible, fair and less work.

VIII. Equestrian Center Task Force Recommendations

1. Continue the EC Task Force concept into 2019 using the MA Board's process for appointing members. 2019 is the second year of the two year cycle for evaluating and addressing the Center's Arena Footing. This task should be the main focus of the Task Force with recommendations for replacement, remediation or deferral being the possible outcomes.
2. Continue publishing the Straight from the Horse's Mouth article, at least six times per year.
3. Complete the Facility Cost Analysis

Appendix A

Ken Caryl Equestrian Center Spring 2018 Property Walk Around April 18, 2018 (Rev. 1)

Action Items

1. Replace junction box face plate and replace electrical tape with wire nuts on pipe pen light post on east end of pipe pen row.
2. Have Scott Babich (Master Association Electrician) do a complete inspection of all electrical systems on the property; exterior lights, junction boxes, interior lights and outlets, electrical outlets for waterers, Main Barn, Tack Rooms, Manager's Office and Main House being of particular interest.
3. Replace as needed, the Barn stall floors.
4. Replace 'NO SMOKING' sign on Main Barn and consider putting more no smoking signs around the property as appropriate.
5. Fencing wire on parts of the pasture need to be upgraded / replaced. Select a twisted intersection wire instead of a welded type.
6. Replace pasture fence boards where chewed away by horses
7. South pasture shed needs new 2 x 12s replaced on the bottom of the interior walls
8. Replace middle Turn Out Pens
9. Replace siding and trim on the west side of the Manager's Office "bump out porch".
10. Gutters and roof on Manager's Office need to be cleaned out.
11. Sand and paint Benches around the property especially in front of the Manager's Office.
12. Repair Picnic tables around the property.
13. Install more seating and more "permanent" seating by Manager's Office.
14. Dead tree branch pick up around perimeter of the property
15. Pick up Trash behind school barn
16. Trees trimmed when leafed out based on visible dead limbs
17. Build several muck rake & muck bucket "corals" in appropriate high use areas
18. **General Property Pick Up Day:** Pick up around exterior fencing; dead limbs, rocks, trash, scrap wood etc.
19. Pick up stack of boards on north side of indoor arena
20. Fix louvered gable on north side of main Tack Room building
21. Fix siding on north side of main Tack room building
22. Lights installed for Round Pen
23. Organize a community Clean Up Day
24. Work with Ian regarding his ideas about managing water in arena areas where there seems to be an issue.

Appendix B

Surrounding Area Equestrian Center Boarding Options Analysis (3/15/2018)

Ken Caryl (120 total horses) per website

- \$402 Shed row (8) (7 yr waitlist)
- \$475 Indoor stall (26) (1-3 yr waitlist)
- \$391 Pipe Pen (36) (3 yr waitlist)
- \$275 Large pasture (0.5-1 yr waitlist)
- \$280 small pasture (3 yr waitlist)
- 50 Total pasture spots
- Fed twice a day, stalls cleaned once a day. Turn out \$60. Tack storage \$25
- Indoor and 3 outdoor rings
- Trails

A Rising Star (Arvada) 25.8 miles

- \$580 box stall (self-care, \$100/month for cleaning) and run, \$ 300-\$350 outdoor pens (self-cleaning, \$35 /yard if run material)
- Includes daily cleaning, fed
- Middle range facility

Bibber Creek Stables (Golden) 21.5 miles

- \$470 box stall, \$440 and up stall and \$385 two horse paddock
- Turnout 5 days \$50
- Includes daily cleaning, fed (limited)
- 2 outdoor, indoor, outdoor dressage arena, riding/jump field
- Horses must be in a training program, Show barn
- Economical facility

Chatfield Stables (Roxborough park rd, Littleton) 8.3 miles

- Sheds with runs \$340 and \$260 for field space
- Includes hay and "regular" stall cleaning
- 1 outdoor ring
- Access to trails
- Economical facility
- Best suited for those most interested in trail riding

Conifer Stables (Evergreen/Conifer) 22.8 miles

- Box Stalls with Daily turn out, Stalls with runs, Paddocks with Shelter
- Real turnout on pasture
- All inclusive starts at \$650 and \$550 for self-care (i.e. no mucking)

Cottonwood (Littleton) 14.8 miles

- Covered run \$430, stall \$483 and open pen \$410, paddock \$346, pasture \$315
- \$85 3 days/week turnout
- "Caters to the hobbyist in all disciplines"
- Facility overcrowded and has a reputation of horses being consistently underfed

Coventry Farms (Santa Fe, Littleton) 9.3 miles

- \$475 to \$500 for a stall
- Hay and stall "cleaning"
- Turn out extra
- Facility is in need of updating

Denver Equestrians (Coal Mine, Littleton) 7.6 miles

- \$975 for indoor stall with outdoor runs and \$900 for indoor stall with turnout. Must be in at least partial training at \$755/month or full training at \$1500/month
- These fee includes turnout, blanketing, feeding of supplements, laundry, wash stalls, tack locker, 1 indoor and 1 outdoor ring (rings very busy during "rush hour" and summer).
- Fully booked, waiting list
- Horses must be in training
- Nice facility with great care

Evening Star Farms (Arvada) 25.3 miles

- \$450 box stall and turnout, \$600 group outdoor pens, \$350 individual run (no shelter)
- Outdoor, small indoor
- Run down facility

Fox Hill Equestrian Center (Louviers) ~25 miles

- Indoor and outdoor riding arenas
- 90 wooded acres along creek with extensive trails
- Have not responded to pricing request

Hampden Equestrian Center (Lakewood) 10.5 miles

- Full-care board starts at \$445, self-care available
- Clean stall and grain 2's day
- Outdoor 150x200, Indoor 70x120
- Small 5 acre, family owned facility.

Highlands Ranch Metro District 10.5 miles

- Offers Riding lessons through intermediate level via Stockton's Plum Creek Stables
- Backcountry Wilderness Area (6005 Ron King Trail 80125) offers lessons and camps out of horse corrals
- No boarding facility

Iron Gate (Arvada)

- \$425 private outdoor pens, group paddock \$325
- Includes daily cleaning and feed
- Outdoor ring
- Okay facility

Legacy Valley Farms (Arvada, CO) 24.3 miles

- \$745 stall and turnout, \$615 outdoor pens (increasing April 1st to \$785 and \$655)
- Includes daily cleaning, fed 2x's /day (access to unlimited feed)
- Indoor, outdoor arena, access to some trails but not close
- Trainers available
- Comparable facility with good care (high quality feed, some blanketing, good staff), no nickel and diming – all included
- Currently full with wait list

Little Raven Ranch (Roxborough Park Rd, Littleton) 14.6

- \$1000 box stall and run, \$900 stall, \$500 outdoor pens (plus mandatory training fees)
- Includes daily cleaning, fed 3x's /day, supplements fed, blanketing
- Large outdoor, heated indoor, outdoor dressage arena, riding/jump field
- Horses must be in a training program, Show barn
- Very nice facility

Meadowbrook Equestrian Center (Sedalia) 25 miles

- \$750 box stall, \$900 stall and run
- Includes daily cleaning, fed
- Large heated indoor and large outdoor
- Very nice facility

Pleasant Park Stables (Conifer) 14.6 miles

- \$475 box stall (9 stalls), \$450 stall and run (coming soon), \$400 Paddocks with shelter, true pasture board \$375
- Includes daily cleaning, feeding, hay and shavings
- Large indoor and round pen
- True pasture meadow turnout (10 acres flat)
- On site managers (2) and trainers (3)

Savoy Stables (Rangeview Ln, Littleton) 14.1 miles

- \$1100 for stalls with runs in climate-controlled barn (must be in training at \$450 - \$900 a month)
- This fee includes 3x's per day custom feeding, turnout, and blanketing.
- Indoor arena
- Show barn, all horses boarded must be in training.
- Nice facility
- Facility for sale

Silver Quarter Acres (Golden) 20.8

- \$540 stall, \$ 525-\$495 outdoor pens, Pasture \$405
- Daily care \$27-30, turn out \$60/month 4x's week, Extra food not included (issues with underfeeding horses)
- Includes daily cleaning, fed 3x's /day, supplements fed, blanketing
- Large outdoor, small indoor
- Okay facility

Shiloh Farms (Golden) 20.5 miles

- \$590 stall and run, \$570 stall and turnout, \$490 outdoor pens, \$400 Field
- Includes daily cleaning, fed 3x's /day, supplements fed, blanketing
- 80 x 150 indoor, 150' x 300' outdoor dressage arena, riding/jump field
- Okay, comparable facility

Soda Lake Stables (east side of C-470 and Hwy 285) 9.8 miles

- \$515 Stall (\$25 extra for turnout), \$500 stall with run, \$440 Shed with run, \$385 corral.
- Fed 2x's/day and stall cleaning.
- 1 "outdoor", 1 dressage outdoor, round pen, small indoor
- Trails, facility not great

Stockton's Plum Creek Stables (Titan Rd, Littleton) 13.5 miles

- \$390 runs, \$290 pasture (round bale)
- Runs cleaned daily
- Indoor arena and outdoor pen
- Trails
- Facility run down and overcrowded

Table Mountain Ranch 20.1

- \$675 Stalls with runs and turn out, Box Stalls \$600 with turn out, Shed row \$500 (turnout 3 days/week \$30 and 5 days \$50), Pasture \$400
- Indoor and outdoor
- Rumor is: Often neglected, typically for sale

Tolland Falls (Sedalia) 23.3 miles

- \$900 box stall in main barn, \$825 stall (no heat or run), \$575 stall (no arena use)
- Includes daily cleaning, feeding, blanketing, turn out
- Large outdoor, heated indoor, outdoor dressage arena, riding/jump field
- Huge turn out pasture (beautiful)
- Very nice facility

Willow Springs

- \$75 (Willowbrook residents), \$95 (Willowsprings residents) for stall and run (includes area for feed storage)
- Has a Community riding arena, 18 stalls, pasture
- Stable community is responsible for the operation of the stable and arena
- Willowbrook/springs residents only
- Rural facility

Appendix C

Realtor Feedback on KCEC

Dear (Realtor name here),

Recently a Ken-Caryl Task Force was appointed to assist the Ken-Caryl Equestrian Center (KCEC) in evaluating current policy and improving community outreach. One goal of the task force is to promote the KCEC as a valuable community amenity. As part of this initiative, we are reaching out to realtors who serve the Ken-Caryl community for feedback on the Ken-Caryl Equestrian Center.

We would greatly appreciate it if you would either take a minute to answer the following questions via email or to give Sheryl Verbitski a call to discuss at 303-775-6061.

Questions:

- 1) What are your client's perception of the KCEC? (positive or negative and why)
- 2) Do you feel that the KCEC is an asset for KC real estate? (Biggest reason)
- 3) What modification to the KCEC do you think would have the biggest impact on home values?
- 4) Can you estimate a dollar value that this asset adds/subtracts to current home values?
- 5) Please add any other comments/feedback that you feel would be of value to the task force and equestrian center.

Thank you,

Sheryl Verbitski (volunteer handling realtor feedback for the task force)
303-775-6061
sverbitski@gmail.com

Susan Schell

- I think the overall perception of the equestrian is positive. In 26 years of being a resident - I had only positive perceptions and not until the past 3 -4 years heard of negative matters - mostly about how the wait list was being managed and about bad hay ?? Like all things, they usually get resolved.
- Yes I do. Personally, I never tire of driving past the horses daily, it always makes me smile. I love that about our community. Biggest reason - hard to say - you can't really put value on one asset of our community - it's the whole that makes us great.
- I don't know.

- No, I don't think this is possible - I don't think you can do this with any amenity. Do the pools add a \$ to value. Do the tennis courts? Do the trails? Again, it's the whole.
- As long as the asset is being fairly and reasonably managed, with transparency, it will continue to be an asset and not a detriment. I do think the open house day at the equestrian is a good thing - good to welcome those who haven't visited and engage them. Might find other ways/events to involve the greater community to use and appreciate the amenity. Maybe adding a section to the paper about 'Horse News - what's happening at the equestrian'

Eva Stadelmaier

- The overall view of the EC is very positive. The only negative is the potential smell.
- Yes, It adds to the Colorado lifestyle and the natural environment. It's very rare to have this in a neighborhood
- More neighborhood involvement? Highlighting the EC more. I get the impression that the general public feels that it's "off limits".
- \$50k(approx)
- Keep the visibility out there. I know there was an innocent a few years ago, but what about the chili cook off again?

Greg Milano

I think this a great idea. As a resident and Realtor to KC for 15 years there was always the question of is there any availability to board horses. It would be great if we could have some website/place with updated data so we can pass it along to our clients.

Personally I don't get many clients wanting to board horses, 2 in the last 5 years, but I believe its a nice addition to the community as a visual aspect when driving clients into the valley. Im sure to those clients who have horses, there is value but Im not sure what that would be.

One thing I would like to bring up, as part of the trail club for 15 years, I would like to see the equestrian people get more involved in helping with the trails. Maybe offer some incentive for preference on boarding. Also, educating the equestrians would also be helpful in not having the horses on the trails during the wet/muddy times, a 2000 lb animal can cause some serious damage to the trails when conditions are not optimal. We as the trail club then need to repair it come summer time. I know they're are only a few and we get the same with bikers and hikers going out in the mud and they need educated also. I think once you spend a day repairing the damage you take more ownership in the trails and are a little nicer to them.

I would think that if the equestrian is handing out tags to non residents that they should make it mandatory that those riders become members of the trail club and give their 10hrs of trail maintenance. Do you know how many non residents are down there?

Crystal Hodge

- My clients LOVE coming into the Valley and seeing the Barn. It truly adds to the picturesque feel of the Valley and the quaintness of this place.
- I do feel like it is an asset, even people like my family who don't have a horse and none of our children are into the horses, they still all love to walk down and say hi to the horses and watch people ride.
- I am not sure other than having a regular open house or something where you could invite the homeowners into the barn life if they wanted to see it.
- The homes that directly back to the horse barn have a negative value because of it, but it is not much.
- It would be nice to see more community events down at the barn. Like a day where kids could come and ride for 15 minutes and not sign up for any official lesson. Where they can just be exposed to the concept of horses.

Tara Byrnes

- Everyone seems to love having the equestrian center in our neighborhood. Most people I know use it for camps and lessons.
- Yes...especially for horse lovers. It's something different that is not a part of other neighborhoods.
- Availability to get resident's horses boarded. I heard (not confirmed) that it takes quite a long time to get space for your horse and some residents have to board their horses elsewhere.
- Not sure.

Kristal Kraft (Denver Area Realtor):

- Not aware of any other Denver metro area communities that have a horse barn for boarding
- Was not aware that the KCEC was run by KC (assumed it was privately owned and managed)
- Promotes the KCEC as a selling point to clients if they would like to board their horse close by their home

Appendix D

Arena Footing Rotation Schedule

Week of

July 9-13	Upper Arena
July 16 – 20	Indoor Arena
July 23 – 27	Jump Arena
July 30 – Aug 3	Lower Arena
Aug 6 – 10	Upper Arena
Aug 13 – 17	Indoor Arena
Aug 20 – 24	Jump Arena
Aug 27 – 31	Lower Arena
Sept 3 – 7	Upper Arena
Sept 10 -14	Indoor Arena
Sept 17 – 21	Jump Arena
Sept 24 – 28	Lower Arena
Oct 1 – 5	Upper Arena
Oct 8 – 12	Indoor Arena
Oct 15 -19	Jump Arena
Oct 22 – 26	Lower Arena
Oct 29 – Nov 2	Upper Arena
Nov 5 – 9	Indoor Arena
Nov 12 – 16	Jump Arena
Nov 19 – 23	Lower Arena
Nov 26 – 30	Upper Arena
Dec 3 – 7	Indoor Arena
Dec 10 – 14	Jump Arena
Dec 17 – 28	Lower Arena

- Walk arena and check depth.
- Move footing from deep spots to low spots.
- Shovel footing off railing/wall.
- Schedule may vary due to weather/arena condition.