

United Associations of Heather Ridge

(UAHR.org)

March 14, 2006 Agenda

7:00pm -- 2685 S Xanadu Way (Burgundy Clubhouse)

Attendees:

Affiliation	Name	Affiliation	Name
City Council	Sue Sandstrom	Double Tree	Pete Traynor
City Council	Molly Markert	Double Tree	Jim Gunderson
WHITE, BEAR & ANKELE	Joseph J Lico	Double Tree	Sharon Gunderson
Burgundy	Dick Witting	Fairway 16	Dean Glorso
Burgundy	Pam Bjerke	Fairway 16	Paul Manoogian
Burgundy	Lee Eldredge	Fairway 16	Richard Mermis
Burgundy	Dewain Price	Fairway 16	Sue Bruce
Burgundy	Errol Rowland	Fairway 16	Jim Bruce
Chimney Hill	Terry Moran	Fairway 16	Kyle Cascioli
Chimney Hill	Barbara Chard	Fairway 16	Rena McCulloch
Cobblestone	Jim Conrad - Pres	Fairway 16	Rena Mc (Guest)
Cobblestone	Ray Griffiths	Heather Ridge South	Ed Kay
Cobblestone	Mary Lou Braun	Heather Ridge South	Van Lewis
Cobblestone Crossing	Jane S Klein	Sausalito	Vinny Roith
Country Club Ridge	David Brahinsky	Sausalito	Pat Horton
Country Club Ridge	Joan Brahinsky-Beldock	Sausalito	Elaine M Long

32 UAHR Meeting Attendees March 14,2006

The meeting was called to order at 7:00 pm. Introductions of attendees were made. Molly Markert Aurora City Councilwoman Ward 5, had let us know she would be a little late in attending. When Sue Sandstrom, City Councilwoman Ward 4, was introduced we thanked her for her continued support and her attendance at our meetings. With the introductions of Ed Kay and Van Lewis, Errol said we all owe them a huge thank you for their efforts in fund raising. Heather Ridge South had by far raised the most of all of the communities (Addendum A). Van stated the majority of their funds were raised with a second request mailing. In addition, Ed and Van had agreed to assist the group in understanding the issues regarding the special district and the up-coming election. This is a very complicated concept affecting us all and digging into it, gathering the facts and presenting them to us in layman's terms is a challenging task. We all need to say to Van Lewis and Ed Kay, "WE THANK YOU". Ed and Van will present their findings last on the agenda this evening.

The vote of the mission was taken: UAHR mission is to preserve the 18-hole Heather Ridge golf course in its present form at a golf course market price. The vote was unanimously reaffirmed. This mission is consistent with our united community's stand to preserve our open space, quality of life and property values.

Treasurer's report: Vinny reported we have collected approximately \$40,799 (Addendum A) since our start up. We have around \$29,763 (Addendum B) in the bank and that the donation flow was beginning to drop off. We are current and in compliance with all required government organizational, corporate and tax reporting. A brief discussion regarding the \$75,000 goal followed. Our group has been able to reduce the requirement by several thousand dollars with the donations in time from attorneys, engineers, financial people and other residents. Simply having a polling place for the election rather than a mail election will also save money. Nonetheless we still must continue to raise election funds. It was suggested we send a second round of letters requesting donations from those who had not yet donated. Also, a letter will go out to the friends of Heather Ridge requesting their financial support.

Accomplishments – Committee Updates

- **GMOR – Group Maintenance & Organization of Residents – Sharon Gunderson**

Sharon reported she had nothing new to report other than the UAHR owes much to Van Lewis, Edie Reidel, Jan Butsch, Strawberry and all o the people who helped make the Wine and Cheese fund raiser such a success. Also she mentioned a special thanks to Chambers Wine & Liquor for their generous contribution of the wine. Pam Bjerke said she had dropped by and purchased \$85 from them recently and thanked them for their support of the UAHR.org.

Jan Butsch's contributions in time and effort involving Strawberry are admirable. Errol said we had received letters / emails of from Eastridge (425 homes) and Village East (1,300 homes) joining Heather Gardens (2,436 homes) voicing support for our mission to preserve the 18-hole Heather Ridge golf course. In addition, The Colorado Women's Golf Association -- CWGA (comprised of 265 member clubs and nearly 19,000 individual members) has written a statement of support. All of these endorsements are published on our UAHR.org website. We are expecting a similar letter in a few days from the Colorado Golf Association CGA after their executive board meeting. The wine and cheese fund raisers were successful in raising more than \$7,500. Again we should all thank Chambers Wine and Liquor for donating the wine for the event.

- **IDAG – Influencing Development Group – Reactive Group – Vinny Roith**
Current known Contract(s) Status – Alternatives

Vinny and Errol reported 3 recent development activities.

1. Vinny and Ed Oswald met with a golf professional (RH – not the HRCC pro), Friday 3/10 for a couple of hours. The pro said he didn't have any money and would not use any of his own money to buy the course. He said he could get a few investors together. His proposal was for the UAHR to buy the course at a golf course appraised price and then his investors would contribute the remainder to improve the clubhouse and golf course.
2. Ed Oswald and Errol were introduced, by the HRCC owner, to a developer on 2/8. This developer's vision was consistent with the UAHR mission of preserving the driving range/ golf course and redeveloping the NE corner of Iliff and Xanadu, the location of the existing clubhouse. We do support that type of multi-story / multi-function development providing the essentials (i.e. pro shop, cart storage for 60 carts, banquet facilities, restaurant, bar, 19th hole, locker rooms, etc) of a golf course be the top priority of the plans. After our meeting this developer took his ideas to the city. After meeting with the city, he called us and reported his group was taking the next step and will be back to us with specific plans within a few weeks. Errol has talked with him in the last few days and the developer said he should have plans to us within the next few days. As these discussions occur, we keep in communication with the owner of the golf course with updates.
3. The HRCC owner told us he has also approached the city with a similar proposal as #2 above. The owner has stated that if the #2 group does not proceed with these plans he (the HRCC owner) will.

Errol said and Vinny concurred that developers are keeping a watchful eye on the progress of the UAHR activities and special district progress. We do have a majority of the city council supporting our efforts to form the special district. That support is not the same as supporting the mission to preserve the 18-hole Heather Ridge golf course. If our special district fails, both developers and the city eventually will see the opportunity to move forward, rip out the fairways, the trees, open space and replace the golf course with concrete, asphalt and housing. We must remain alert and vigilant.

- **GCAAG – Golf Course Acquisition Action Group**

The City of Aurora unanimously approved the Service Plan for the formation of the proposed Heather Ridge Metropolitan District. Prior to the unanimous vote these comments were made by Aurora Mayor Ed Tauer: “. . . I'm going to say something because this is really unique. I know of no other place where this is going on. There was a neighborhood group that wanted to take control of something that was within their area . . . or near them . . . and they are doing something that I think is so admirable . . . it . . . it may not work out in the end . . . but just them taking this step of saying, 'We're willing to hold an election and to possibly tax ourselves to control our future.' I think is really . . . it's . . . it's really ground breaking and a . . . and . . . so I want to thank all of the people who have been involved with it. It's really been a special effort. So, thank you very much.” The actual recorded video can be viewed through a link on the UAHR.org website under **Click for the Latest** on the home page and **UAHR – Snapshot Chronology – significant events** – Feb 27, 2006 The Aurora City . . . It can also be viewed by clicking agenda item 11 & fast forwarding about 3 minutes on this City of Aurora link:

http://www.auroragov.org/AuroraGov/Government/City_Council/Meetings_Agendas_and_Minutes/Meeting_Videos/021606

Alternative Funding: Lee Eldredge and Errol had again met with Lynn Dolan regarding taking Lynn's fund raising work forward. Lynn was instrumental and led the fund raising campaign to preserve the Jewell Wetlands to the north of the HR golf course a few years ago. The last meeting with Lynn, Lee and Errol was Sunday March 5th. Errol is to find out if the golf course is in the 100 year flood plain, the difference between a flood plain and a flood plan, if there is a wetland on the property, find the definition of a wetland. Lee is contacting the Public Land Trust contacts as well as some of his clients who could help us find FREE money, i.e. matching funds, CO—GO, etc,

Old business:

1. The Aurora City Council unanimously approved the special district. **DONE**

2. The February Fund Raiser Wine Open House was a great success **DONE**
3. Continue Efforts to request funding from the community
4. Alternate Funding continuation

New Business:

1. We must gather 400 petition signatures from district 1 registered voters to put the special district questions on the ballot. The registered voters must be registered as residents or property owners in district 1. They can be renters. We had several people volunteer to seek signatures for the petitions in their areas. Thank you very much for the support. – Deadline for submitting petitions is 3/23/2006
2. We must find Election Judges, volunteers from our community to administer the election from 7am to 7pm on May 2nd. These Election Judges must take a 1½ hour course at specific times and dates in order to be qualified. Edie Reidel has been an Election Judge in the past. Dick & Maurine Witting, Jane Klein and Edie Reidel agreed to lead the effort to get volunteers. We need to get new people volunteering. Volunteers help us further unite the community, leading to accomplishment of our mission to preserve the 18-hole Heather Ridge golf course.
3. The HRCC owner has invited all of the residents surrounding the golf course to a St Patrick's Day gathering at the HRCC clubhouse. The event is March 17th at 5:00 pm. Free snacks and entertainment will be provided. This is an important time for all of us to have a positive gathering in the spirit of fun and camaraderie, further providing the opportunity to unite the community, leading to accomplishment of our mission to preserve the 18-hole Heather Ridge golf course.

GCAAG (continued) – Special District discussion – Ed Kay and Van Lewis

Before introducing Ed and Van, Errol summarized the reason we are voting to form a special district. In the spring of 2005, we were alerted by Larry & Pat Horton, Sausalito, via Molly Markert that the golf course was for sale and we were facing the very real threat of development of the open space golf course. On the June 1, 2005 monthly meeting, we unanimously voted in favor of taking a **proactive** approach to protecting our property values and quality of life, maintaining the open space and establishing our mission to preserve the 18-hole Heather Ridge golf course. We were advised by the City of Aurora that our best option to meet our mission to preserve the 18-hole Heather Ridge golf course was to form a special district. We thank the city for helping us work through and understand the process; and especially for putting us in contact with our Pro-Bono (FREE until May 2nd) Special District attorney firm White, Bear & Ankele. Gary White and his people, including Joe Lico, who is here tonight, have been invaluable in helping us move forward with our mission. We must keep in mind after May 2nd the Pro-Bono (no charge) will end. If all parts of the Special District are approved at the polls on May 2nd, the continuing time the attorneys need to spend will be minimal. However, if any part of the vote is defeated, and the special district issues are brought up again in the future for vote, the legal costs can become significant. Since our June 1st unanimous proactive vote, we have considered many alternatives and diversions to our mission, but none of them has been consistent with our mission. We must remain steady in this marathon keeping our mission to preserve the 18-hole Heather Ridge golf course as the only reason we are here and the UAHR exists. Errol further stated that just prior to our February 7th meeting, we were told by the attorneys we must have 5 directors for the proposed special district. We asked the present UAHR, Inc. Board if they were willing to serve. Those agreeing to serve included: Vinny Roith, Jane Klein and Errol Rowland. Two more members were needed. Mary Lou Braun and Lee Eldredge both agreed to serve. The reasoning behind these candidates was: we have 2 representatives north of Iliff, on the front 9. We have 3 on the south side of Iliff. We have 2 golfers, 3 non golfers. We have one HRCC golf member, 2 women and 3 men and 4 of the communities are represented. Cathy Thrash our former Treasurer had recently resigned and Lee being a CPA agreed to take that spot. Joe Lico presented proposed director forms to be completed immediately following the 2/7 general meeting to these 5 people. A couple of days later, Errol asked the attorneys if we could add or change people on this board. The attorneys said not until after the May 2nd vote. The board is in agreement on the two major issues: 1. the board must be expanded to include one representative from each HOA, and 2. The board agrees that bi-laws will be established requiring a majority vote of the homeowners concerning any long term organizational/business plans and financial commitments/negotiations. With that Errol introduced Ed Kay and Van Lewis.

Van said he and Ed had met with Joe Lico for a couple of hours earlier and presented Joe with several questions regarding the formation of the district, the ballot items, asking about changing a few of the ballot questions to be more specific in relation to our needs:

1. The ballot will not be prepared with the wording until 3/31
2. There are 27 questions on the ballot and they will scare all of us to pieces, These 27 items are dictated by the template for forming a special district administered by the City of Aurora.
3. 3 of the questions will form the special district – one is: Shall a special district be formed? -- and 2 questions pertaining to the election of the directors.
4. If the Special District is approved but the other 24 questions are not approved, we will have no power should a developer and city decide the open space can be developed.

5. If at a later time we wish the district to vote on the other non approved items, we will have the expense of another election and this time we will have to pay for the attorney work (Pro-Bono ends May 2nd). The estimated cost for another election is \$100,000.
6. There will be items about the district having the ability to issue bonds for up to \$40 million and a mill levy of up to 50 mills. These two items are dictated by the template for forming a special district administered by the City of Aurora.
7. The directors vote to initiate and negotiate any financial matters.

Ed Kay said that the agreement the board will sign will specify: that should any assessments for taxes be proposed, those assessments would be put up for a vote by all the property holders and residents of the special district. He continued saying this agreement would provide for adequate notice by mail and other means to all these voters. Further, that these provisions would be in the bylaws of the District when it is established. Ed, Van and attorney Joe Lico pointed out that the Section 31 provisions allow individual homeowners to opt out of the district. In addition, these board members agree to increase the number of members on this board to have a member from each district 1 HOA represented on the board.

Thank you Ed Kay and Van Lewis for your efforts and this report.

To dos for next meeting:

1. 2nd round of fund raising letters to residents who have not responded – **Pam Bjerke**
2. Letters to Friends of Heather Ridge – **Ed Oswald**
3. Gather 400 petition signatures from District 1 Registered Voters – Deadline 3/23/2006 – **Sue Bruce**
4. Contact Aurora Sentinel asking for signatures on the petition – **Mary Lou Braun**
5. Election Judges – assignment and education – **Dick & Maurine Witting, Jane Klein & Edie Reidel**
6. Continue with Alternative Funding – **Lee Eldredge & Errol Rowland**
7. Everybody show up at the HRCC clubhouse at 5pm 3/17 -- **Everybody**

Meeting was adjourned at 8:12pm. The next meeting will be April 11th at 2685 S Xanadu Way (Burgundy Clubhouse) at 7 PM.

Submitted for approval Jane S Klein 03/15/2006

Addendum A – Contributions to date

United Associations of Heather Ridge - UAHR.org						
3/14/2006 Total Contributions \$40,779	# Homes	# Homes on Golf Course	Contributors	Contributor %	Gof Course Contributor %	\$ Cont % Rank
Burgundy	120	48	27	23%	56%	4
Chimney Hill	116	54	13	11%	24%	9
Cobblestone	74	56	12	16%	21%	7
Cobblestone Crossing	150	63	12	8%	19%	10
Country Club Ridge	64	39	12	19%	31%	5
Double Tree	24		3	13%		8
Fairway 16	116	44	36	31%	82%	2
Heather Ridge South	176	54	64	36%	119%	1
Sausalito	159	84	40	25%	48%	3
*Strawberry (100 out of 328)	100	23	17	17%	74%	6
NEC			8			
Total Homes -->	1,099	465	244	22%	52%	

Addendum B – Check Book

UAHR.org Check Book				
Date	Transaction	\$ Debit	\$ Credit	\$ Balance
7/14/2005	INITIAL DEPOSIT - #1		\$ 250.00	\$ 250.00
7/28/2005	BANK CHARGE - CHECKS	\$ 31.15		218.85
8/26/2005	#999 - SECT'Y OF STATE	10.00		208.85
8/29/2005	DEPOSIT - #2		4,980.00	5,188.85
9/7/2005	CREDIT MEMO		15.00	5,203.85
9/12/2005	DEPOSIT - #3		1,180.00	6,383.85
9/16/2005	DEPOSIT - #4		1,400.00	7,783.85
9/21/2005	DEPOSIT - #5		740.00	8,523.85
9/23/2005	#1001 - VALUATIONS	200.00		8,323.85
9/27/2005	#1002 - EXPENSES	309.62		8,014.23
10/4/2005	DEPOSIT - #6		110.00	8,124.23
10/7/2005	KEYCARD - KINKOS	103.00		8,021.23
10/12/2005	DEPOSIT - #7		500.00	8,521.23
10/31/2005	DEPOSIT - #8		150.00	8,671.23
11/7/2005	DEPOSIT - #9		250.00	8,921.23
11/21/2005	DEPOSIT - #10		270.00	9,191.23
12/7/2005	DEPOSIT - #11		75.00	9,266.23
12/29/2005	#1003 - Web Expense - the Russell Co.	245.00		9,021.23
12/29/2005	#1004 - Expenses - Vinny Roith	364.86		8,656.37
1/12/2006	DEPOSIT - #12		2,125.00	10,781.37
1/23/2006	#1006 - Otten Johnson Robinson, Et Al	5,000.00		5,781.37
1/24/2006	DEPOSIT - #13		314.00	6,095.37
1/24/2006	KEYCARD - OFFICE DEPOT	122.65		5,972.72
1/31/2006	#1007 - UPS Store #711 - Printing	126.78		5,845.94
1/31/2006	#1008 - USPS - Postage	546.00		5,299.94
2/1/2006	DEPOSIT #14		200.00	5,499.94
2/1/2006	Keycard - Kinko's - Printing	77.83		5,422.11
2/6/2006	DEPOSIT #15		1,224.00	6,646.11
2/6/2006	DEPOSIT #16		1,335.00	7,981.11
2/8/2006	DEPOSIT #17		3,371.00	11,352.11
2/10/2006	DEPOSIT #18		1,717.00	13,069.11
2/13/2006	#1005 - White Bear & Ankele - Legal	3,524.26		9,544.85
2/14/2006	DEPOSIT #19		1,546.00	11,090.85
2/16/2006	DEPOSIT #20		2,957.00	14,047.85
2/21/2006	DEPOSIT #21		1,635.00	15,682.85
2/21/2006	DEPOSIT #22		1,381.00	17,063.85
2/21/2006	#1009 - Edith Reidel - Exp - Fundraiser	32.65		17,031.20
2/21/2006	#1010 - Errol Rowland - Exp - Fundraiser	35.05		16,996.15
2/28/2006	DEPOSIT #23		2,709.00	19,705.15
2/28/2006	DEPOSIT #24		502.00	20,207.15
2/28/2006	Bank Charges	14.25		20,192.90
3/1/2006	DEPOSIT #25		2,285.00	22,477.90
3/1/2006	DEPOSIT #26		1,860.00	24,337.90
3/1/2006	DEPOSIT #27		2,285.00	26,622.90
3/6/2006	DEPOSIT #28		1,685.00	28,307.90
3/11/2006	DEPOSIT #29		1,806.00	30,113.90
3/11/2006	#1011 - White, Bear & Ankele - Legal	350.29		29,763.61