

United Associations of Heather Ridge

(UAHR.org)

Monthly meeting April 11, 2006.

7:04pm - The meeting was called to order by Errol Rowland at the Burgundy Clubhouse 2685 S Xanadu Way.

Introductions were made. The meeting was attended by the following:

Affiliation	Name	Affiliation	Name
City Council	Molly Markert	Cobblestone	Mary Lou Braun
Mayor	Ed Tauer	Cobblestone Crossing	Jane S Klein
Aurora Sentinel	JC O'Connell	Country Club Ridge	David Brahinsky
Burgundy	Pam Bjerke	Country Club Ridge	Joan Brahinsky-Beldock
Burgundy	Lee Eldredge, CPA	Double Tree	Jim Gunderson
Burgundy	Richard Witting	Double Tree	Pete Traynor
Burgundy	Errol Rowland	Fairway 16	Paul Manoogian
Burgundy	Kirt Chiles	Fairway 16	Barry Wallace
Chimney Hill	Terry Moran	Heather Ridge South	Jim Heintz
Cobblestone	Margo Plemone	Heather Ridge South	Ed Kay
Cobblestone	Patti Valentine	Heather Ridge South	Van Lewis
Cobblestone	Dave Robertson	Sausalito	Vinny Roith
Cobblestone	Agnes Robertson	Strawberry	Jan Butsch

26 UAHR Meeting Attendees April 11, 2006

The mission of the UAHR was stated and unanimously voted in favor: "To preserve the 18 hole Heather Ridge Golf Course in it's present form at a golf course market value price to protect our:

1. Open space,
2. Quality of Life and
3. Property Values."

March 14th minutes, published on the website were approved.

A history was given of UAHR, Inc for the new attendees. This info is available on the internet at the website (www.uahr.org).

The United Associations Heather Ridge (UAHR) has requested a change to the election date for the proposed metro district to November's general election. Originally scheduled for May 2, the change is due to a procedural error in registering and notifying qualified voters within the proposed district. The district map and the legal descriptions did not agree.

This is not bad news! It now allows for ballot changes to readjust proposed bond and mill levy limits, increase board membership to the maximum allowable of seven vs. five, and more public discussion and education of issues.

Mayor Tauer arrived and spoke to the group. He encouraged us to remain determined to keep up the momentum for the election. He addressed the postponement of the May 2, 2006 election.

Vinny Roith gave the treasure report. We have \$33,113.54 (See Addendum B) in the bank. Total contributions since inception \$43,590 to date. The donations were discussed per area (See Addendum A) and we thanked Heather Ridge South who is the biggest contributor. One private resident alone contributed over \$1,000.

Expenditures spent for the May election are approximately \$2,500. This does not include the \$3,500 Special District Service Plan filing fee for the May election that was paid in February. Vinny said that an additional Service Plan filing fee will not be required because we are postponing the election to November. Moving the election date to November will cause some duplicate administrative expenses, however the decision to move the election to November is

imperative to include all communities. Ed Kay & Van Lewis will have more on this change later in the meeting during the GCAAG special district report.

Committee reports:

Report from GMOR: Sharon and Jim Gunderson have resigned from chairing this group because of a change in their availability. Sharon and Jim were recognized and the group applauded their work during the past year in this critical area in the formation of our group.

That position on BOD is open and we need a person with Public Relations skills to interact with the communities surrounding the SD. This person needs e-Mail experience and should come from a community not already serving on the board. We would like to see the individual come from Chimney Hill or Country Club Ridge as they are not yet represented on the BOD. If no one volunteers from those areas, Strawberry or Double Tree representation would be next in line.

Report from IDAG – Vinny Roith: The golf course is not on the market & we know of no current offers.

Report from GCAAG - Van Lewis & Ed Kay:

Van Lewis and Ed Kay spoke regarding the cancellation of the May 2, 2006 election which resulted from an exclusion of Heather Ridge South and Fairway 16 from the legal description. The executive board voted to cancel the election and all other communities agreed to this action. We now need to withdraw the vote from the district court via our special district attorneys, White, Bear & Ankele. In support of the petitioners, the two areas will write letters in support of cancellation and this will be presented to the court.

Canceling the election will afford us time to make the changes to include these areas which had been inadvertently excluded, adjust the proposed bond and mill levy limits and increase the board membership to 7 members providing a more broad representation of the community.

Probably the most positive thing in moving the election to November will allow members of the UAHR to become more educated on the issues, giving us necessary time to further formulate realistic financial projections and campaign for passage of the Heather Ridge metro district. The community must understand:

Voting for the formation of the Heather Ridge metro district will not increase property taxes.

Formation of the metro district provides us a formal organizational structure.

Once the district is formed, each of the nominated board of directors, has pledged (See Addendum C) to establish bi-laws consistent with having a majority community vote of all residents / owners decide finalizing any financial commitments (issuing bonds or increasing a tax levy).

Examples are: options with the current owner, a developer, the city, alternate funding source(s), etc. When a serious, reasonable option is proposed, the resident / owners will decide by majority vote.

Dick Witting asked if he should cancel the election education of the election judges. He will wait to hear from Arapahoe County. Mailings will go out, in the future, regarding changes like this so residents do not get behind with information.

Several questions were raised addressing "How could this happen?". It was decided by the executive board that rather than trying to place blame, we decided to learn from this experience.

Molly Markert made a statement saying that the "team" will look back and review the errors; however the "community" needs to move forward. She - then - offered the help of the city with this issue. She encouraged continuation of communication with the owner of the golf course.

Again the positive: We now have more time to gain more participation, re-writing the language of the SD, more time to gain support, increase in number of BOD for SD, more realistic financial projections and a more readable description of what the vote really means.

Old Business

1. 2nd round of fund raising letters to residents who have not responded – **Pam B**
2. Letters to Friends of Heather Ridge – **Done**
3. Gather 400 petition signatures from District 1 Registered Voters – Deadline 3/23/2006 – **Done**

4. Election Judges – assignment and education – **Done – Dick Witting**
5. Continue with Alternative Funding – **Lee Eldredge**

New Business – To Dos:

1. Seek new volunteer for GMOR
2. Notify community of election date change
3. Prepare financial and presentation strategy for November

We will continue to request funding and look at alternate funding. A second letter will go out for funding and we may have more fund raisers. **We must keep the momentum going.**

The meeting was adjourned at 8:12pm.

NOTE THIS CHANGE: The next scheduled meeting will be the 2nd Tues – May 9th at 6:30 pm – Fairway-16 Clubhouse - 2600 S Vaughn Way

Jane S Klein, UAHR Secretary 4/13/2006

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Addendum A:

United Associations of Heather Ridge - UAHR.org							
4/5/2006 Total Contributions		# Homes on		Contributor	Gof Course	Contributor	Cont %
\$43,590	# Homes	Golf Course	Contributors	%	%		Rank
Burgundy	120	48	33	28%	69%		5
Chimney Hill	116	54	20	17%	37%		4
Cobblestone	74	56	14	19%	25%		7
Cobblestone Crossing	150	63	13	9%	21%		6
Country Club Ridge	64	39	16	25%	41%		9
Double Tree	24		6	25%			10
Fairway 16	116	44	42	36%	95%		3
**Heather Ridge South	176	54	66	38%	122%		1
Sausalito	159	84	46	29%	55%		2
Strawberry (100 out of 328)	100	23	17	17%	74%		8
Other:							
Unknown			7				
NEC			8				
Total Homes -->	1,099	465	244	22%	52%		

Addendum B

UAHR.org Check Book				
Date	Transaction	\$ Debit	\$ Credit	\$ Balance
12/29/2005	Balance Forward			\$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 - Fundrais	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
3/17/2006	1 & 1 Internet	29.94		29,733.67
3/17/2006	Chargeback	207.00		29,526.67
3/18/2006	#1012 - Spec Dist Assoc od CO - Tape	25.00		29,501.67
3/20/2006	DEPOSIT #30		1,621.00	31,122.67
3/27/2006	#1013 - Costco - Copy Paper	25.99		31,096.68
3/27/2006	#1014 - USPS - Postage	127.14		30,969.54
3/31/2006	Chargeback Fee	6.00		30,963.54
3/31/2006	DEPOSIT #31		1,191.00	32,154.54
4/11/2006	DEPOSIT #32		959.00	33,113.54

Addendum C

The undersigned candidates for the Heather Ridge Metropolitan District election May 02, 2006, pledge to create and include in their post-election By-Laws:

1. In general, any proposed metropolitan district bond and tax levy will be presented to and voted upon by its citizens only. The Board of Directors will not have the power to levy without voter approval.
2. Specifically, the By-Laws will include the following issues:
 - a. Time period for any proposed levy issues: The citizens will have no less than thirty-days, but no more than forty-five days, from the date of official notice by the Board to any proposed levy to conduct public hearings and seminars concerning said levy.
 - i. The Board will sponsor no fewer than two public hearings at reasonable times and dates for maximum participation by citizens.
 - ii. The Board will mail to all citizens one or more times concerning any proposed levy-bond issues, setting forth necessary and required information to properly inform voters.
 - b. Voting Procedure: Any election will be conducted in the most cost-effective manner per Colorado law and the Heather Ridge Metropolitan District plan.
 - c. Board Membership: The Board of Directors will seek to expand its number to include seven members and seek candidates that represent the broadest possible pool of resident owners from each community within the Heather Ridge Metropolitan District.

Mary L Braun – 2191-C S Victor St; Aurora, CO 80014 - Cobblestone Mary L. Braun

Lee Eldredge CPA – 2697-A S Xanadu Way; Aurora, CO 80014 - Burgundy Lee Eldredge

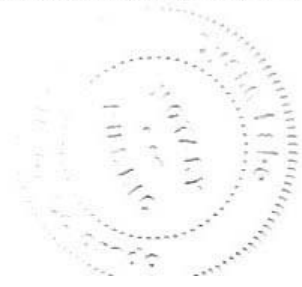
Jane S Klein – 13502 E Asbury Dr; Aurora, CO 80014 – Cobblestone Crossing Jane S Klein

Vincent E Roith – 2497-D S Victor St; Aurora, CO 80014 - Sausalito Vincent E Roith

Errol Rowland – 2677-D S Xanadu Way; Aurora, CO 80014 – Burgundy Errol Rowland

STATE OF COLORADO)
)
) ss.
COUNTY OF ARAPAHOE)

Subscribed and affirmed before me this 5th day of April, 2006



Dyanne Zabo
Notary Public

My commission Expires: November 26, 2007