

Minutes SPECIAL MEETING
UAHR - United Associations of Heather Ridge

Friday, June 26, 2009 – 3:00 pm
 2811 S Xanadu Way – Heather Ridge South Clubhouse
 Aurora, Colorado 80014

Affiliation	Name	Affiliation	Name
HRMD Attorney WBA	K Sean Allen	Country Club Ridge	John Bagwill
City Council	Sue Sandstrom	Double Tree	Jim Gunderson
Burgundy	Kevin Jordan	Double Tree	Pete Traynor
Burgundy	Errol Rowland	Fairway 16	Dick Bennett
Burgundy	Edie Reidel	Fairway 16	Ed Oswald
Chimney Hill	Tom Bentz	Fairway 16	Jim Bruce
Chimney Hill	Terry Bentz	Heather Ridge South	Ed Kay
Cobblestone Crossing	Sam Burks	Heather Ridge South	Van Lewis
Cobblestone Crossing	Linda Colson	Sausalito	Vinny Roith
Cobblestone Crossing	Sharry Swanson	Strawberry	Jan Butsch
Country Club Ridge	Joan Beldock		

21 UAHR Meeting Attendees 6/26/2009

- Call to order – This special meeting was called as a result of recent zoning applications filed by attorney Michael Sheldon for bank and a recent meeting with the UAHR and the bank
- Declaration of Quorum / Director Qualifications, Unanimous Approval of Agenda, Unanimous Approval of Minutes 9/11/2008 & 6/11/2009
- General Items:
- Golf Course Ownership update / Current Activity Update
 - Brief update on rezoning activity initiated by Michael Sheldon for Bank – Recent emails, city planning/attorneys, etc. have been sent to 10 HOA representatives. It was reported Michael Sheldon presented a formal pre-ap zoning plan to the city planning office on 6/18/2009. The plan has not been seen by any member of the UAHR board nor the HRMD board. We have heard from reliable sources that the plan is for an 8 to 10 acre, multi family, 3-5 story set of apartment buildings. This zoning initially will be placed on the NW corner of Iliff and Xanadu Way – taking in the existing golf course 6th & 9th green, 6th fairway & maintenance facility and driving range tee areas. We see this area to be the beginning of an eventual complete multi family apartment complex that will consume the entire golf course.
 - Update on meeting with bank – Van Lewis reported that he along with Jim Bruce and Errol Rowland met with the HRCC owner on 6/25/2009. The meeting was very cordial, unlike meetings with the previous owner. Our members asked the bank if they would sell the golf course to the HRMD. The answer was yes and the price would be \$3.2 million (non-negotiable – the lowest price offered since the property was sold in 2002 for \$2.7 million). This for the entire HRCC property, buildings, land, water, etc. Bank requests earnest money due immediately of \$500k up front or a note for \$250k either to be applied to purchase or forfeited. After this meeting attorneys WBA and Ragonetti and the directors were notified. This special meeting was also called. Continuing with the UAHR solidarity was discussed with a united message from each of the 10 HOA reps, their board and community.
 - A review of the 4/5/2006 HRMD director pledge (Google: UAHR Pledge) was discussed. Joan Beldock made the motion to begin the polling process regarding the HRMD pursuing buying the golf course, Mary Lou Braun second, and the vote was unanimous in favor. The same polling procedures will be used as when the district sought administrative funding. (See: UAHR.org – Latest Button – 8/7/2007). Two UAHR community wide education & Q&A meetings will be held on what the HRMD will need to do in debt service property taxes to allow it to purchase the golf course followed by the postcard vote. The goal is to have the first notice of these meetings sent out within the first 10 days in July. Each HOA may have individual meetings prior to the 2 meetings for Q&A. Questions / comments should be addressed to the HOA representative listed on the UAHR.org.
- Other business - Next UAHR meeting will be the regular scheduled meeting the 2nd Thursday in July at 2811 South Xanadu Way providing there is business to conduct. – Adjourn.