

Golf Club at Heather Ridge, Inc. (GCatHR) Director Meeting 1/3/2011

GCatHR, Inc. minutes of bd meeting 3 Jan 2011

In attendance: Ray Griffiths (RG), Mike Ritter (MR), Vinny Roith (VR), Joannie Ott (JO), Ed Oswald (EO), Larry Ricketts (LR), Larry Ransford (Guest)

Agenda:

1. Financial update
2. Restaurant lease
3. Range fencing
4. Cart Path repair
5. Course conditions
6. Irrigation system-financing
7. Cart covers
8. Marketing
9. Ray's status.

1. MR...final figures haven't been tabulated as yet but the sale of annual passes and premium cards prior to Dec 31 has been a moderate success.

Total dollar figures are very close to the total received in Dec 2009. When finalized total figures will be presented to the HRMD Bd.

2. RG...the exit agreement with Dumitri has been completed and awaits the okay from our attorney. We are confident that future relations with Dumitri will continue on an amicable relationship and we thank him for his efforts and support.

The new agreement with Buff Bros. is in the final stages of successful completion and should be ready within days. Details will be presented to the HRMD bd when completed.

3. VR...all administrative and compliance issue with the city of Aurora have been completed and a signed contract with a deposit has been sent to Mark Ramsey of GolfNetting, Inc. The netting is being prepared and the project should starting very soon.

4. RG...we have a bid from a local contractor to spot repair the cart paths on Hole #1 & #7. These represent the first contact with our cart path system and we feel it is imperative to at least present as efficient a system as possible at the start of the course. Additional repair will be accomplished pending the outcome of this work relative to costs and available revenues.

5. MR...Bob Knutson, our course superintendent, is concerned about the condition of the fairways with the dryness we are experiencing and additional exposure to wear and tear by additional play that we have already been exposed to and the lack of the ability for the course to recover. The board supports his suggestion of

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STRICT 90 DEGREE RULE, EVEN FOR THOSE PATRONS WHO REQUIRE A HANDICAP FLAG. If our golf patrons refuse to comply with this rule, we are prepared to implement a "CART PATH ONLY" EVEN FOR THE PATRONS WHO NEED A FLAG. It has become necessary to be that strict. Information concerning this problem will be sent to our annual pass holders and premium card holders.

6. RG...reported on the on going negotiations concerning avenues to finance the extremely necessary new irrigation system. During the initial planning and budget goals of the District, the irrigation system was to be a 4 to 5 year future plan. It has become imperative for the successful presentation of a desirable golf course to play, faced with a tremendous increase in the number of rounds, this issue must be on the table now.

7. MR...we now have 40 carts with winter covers. Hopefully the weather will cooperate and give a chance to draw "winter golfers" to our course.

8.RG...asked for our support to continue marketing "unused TEE times" at a discount. The committee agreed as long as the discounts were "time" controlled. We will also be marketing the course at the Golf Expo in Feb. We plan to have a golf cart with our new cover at our booth. We also plan to market some type of attractive golf package for sale only at the Expo with specific times for its use.

9. RG...would like to phase out his responsibilities as a consultant to the HRMD BD, but would like to remain involved in the negotiations concerning the restaurant lease as well as the irrigation system. LR made a motion, seconded by VR & JO, that we recommend to the HRMD BD that Ray continue in his role as consultant for at least the first Qtr of 2011. MR would then evaluate the necessity of his continued involvement pending the successful completion of the previously described projects. It passed unanimously with Ray's approval.

Respectfully submitted,

ED Oswald, BD Member