

G-CAT Board Meeting 2-19-2018

In attendance:

Loren Janulewicz
John Hartnett
Teresa Anderson
Vic Evans
Bob Orr
Larry Ransford
Bob Knutson

- January 2018 GCAT Board minutes were approved.
- The January 2018 financials were reviewed:
 - January rounds were 548 compared to 240 in 2017.
 - January revenue was \$ 32,645 compared to \$23,156 in 2017.
 - January expenses were 51,633 compared to \$81,101 in 2017
 - January profit was \$(18,988) compared to \$(57,945) in 2017
 - Fund Balance is \$356,082 compared to \$324,891 last year
- Barry McConnell informed the Board of numerous improvements to the clubhouse and parking lots. These improvements include: resurfacing the parking lots, widening the street entrance on Xanadu, enclosing the trash dumpsters, replacing awnings, and painting numerous exterior areas of the building.
- The Golf Course Business Manager informed the Board:
 - Revenue from the Golf Expo was approximately \$16,000 compared to \$19,206 in 2017. The Golf Expo's internet connection worked intermittently which caused credit card transmission problems, and some additional revenue will be collected.
 - Informed the Board, 12 Outside Golf Tournaments are already scheduled, with projected revenue of \$47,640.
- The Golf Course Superintendent informed the Board that some cart path improvements will be delayed for several months until warmer weather. He is also reviewing numerous tee boxes, with the intent of adding several forward tees to make the golfing experience more enjoyable.
- The GCAT Board reviewed the January 5, 2011 letter of agreement between Dumitri Palea and The Golf Club at Heather Ridge and voted 5-0 to continue to honor the agreement.
- There were no men's or Women's Club issues.
- Meeting Adjourned.

February 20, 2018

Heather Ridge Metro District
13521 E Iliff Ave
Aurora, CO 80014

Errol Roland, Van Lewis, Mary Lou Braun, Joan Beldock, Jane Klein, Jim Bruce, Sean Allen and Patt Dodd:

The G-Cat board deliberated on the Dumitri letter of agreement at our February 19, 2018 meeting. The G-Cat Board is responsible for the Golf Course operations and the 90 acres of open space.

The Heather Ridge Metro District, specifically, Errol Roland, has directed the G-Cat board to void the Dumitri agreement that has been in place since January 2011. The G-Cat board has been instructed by Mr. Rowland to inform Dumitri that his agreement is invalid due to his failure to advertise in his restaurant. Dumitri has maintained Heather Ridge Golf Course ads in his old restaurant on Havana under an agreement with the new owner. Members of the G-Cat board have verified that the signs are present in the restaurant. The G-Cat board feels that due to lack of specificity in the agreement as to how long the signs must remain posted, whether or not Dumitri remains the owner of the restaurant, would not be enough to void the agreement.

Article XI of the Colorado Constitution restricts any Metro District and the G-Cat board from providing free golf to any individual or group. G-Cat is not providing free golf to Dumitri. Rather, it is complying with the agreement in which we believe the golf privileges were given to Dumitri for consideration (i.e., compliance with the terms of the letter of agreement and display of the signs) which was signed by Dumitri and by Mike Ritter (on behalf of Heather Ridge Golf Course) and approved by Ray Griffiths on behalf of the Heather Ridge Metro District.

The G-Cat board will not void the agreement with Dumitri.

The G-Cat board disagrees with voiding a valid agreement that has been in place since January of 2011. If Dumitri is denied his golf privileges at Heather Ridge Golf Course, we fear that Dumitri may take legal action against Heather Ridge Golf Course, the Metro District, or both.

If the Metro District and Errol Rowland want to void the Dumitri agreement and take legal action against Dumitri. it has every right to do so.

G-Cat Board