

United Associations of Heather Ridge

(UAHR.org)

September 12, 2006 Meeting Minutes

6:30pm -- 2685 S Xanadu Way (Burgundy Clubhouse)

6:33pm Call to Order by Errol Rowland. Special thanks to Van & Ginny Lewis, Jim and Sue Bruce, and Pam Bjerke for their recent volunteer contributions.

Attendees: (We excuse Molly Markert tonight – She was home with her family)

| Affiliation | Name | Affiliation | Name |
|----------------------|------------------------|---------------------|----------------|
| Attorney:WBA | (Joe) Joseph J Lico | Double Tree | Jo Reedy |
| Burgundy | Pam Bjerke | Fairway 16 | Paul Manoogian |
| Burgundy | Errol Rowland | Fairway 16 | Barry Wallace |
| Burgundy | Richard Witting | Fairway 16 | Jim Bruce |
| Chimney Hill | Terry Moran | Fairway 16 | Sue Bruce |
| Cobblestone Crossing | Dick DelEtoile | Heather Ridge South | Ed Kay |
| Country Club Ridge | David Brahinsky | Heather Ridge South | Van Lewis |
| Country Club Ridge | Joan Brahinsky-Beldock | Strawberry | Jan Butsch |
| Double Tree | Jim Gunderson | Strawberry | Ken Foley |
| Double Tree | Pete Traynor | | |

19 UAHR Meeting Attendees Sept 12, 2006

A motion was approved to accept the agenda. Re-affirmation of UAHR Mission – To preserve the 18 hole Heather Ridge Golf Course in its current form; preserving the open space, protecting our property values and quality of life. Unanimous vote to re-affirm this mission. Minutes of 8/8 – are in email to all HOA reps & soon to be on UAHR.org. Approval is tabled so every one can view on line. Our mission is halfway of being accomplished. Second page of minutes are regarding contributions and there is only one new deposit.

Treasurer's Report – Lee Eldredge - Budget – Vinny Roith. Vinny & Lee were absent so Errol presented:

Contributions (see attachment): As of 7/28 \$49,439. Additionally \$125.00 was received in August, 2006. **All homeowners need to make the 2005 agreed to contribution of (\$50 not on the golf course and \$207 on golf course).**

Checkbook Balance (see attachment): \$32,689.83 with approximately \$2,200 outstanding in Accounts Payable

UAHR budget (see attachment): We have been very fortunate that more than \$150,000 has been saved due to pro-bono attorneys White, Bear, Ankele, P.C.(WBA), contributions from others including Thomas J Ragonetti, Otten, Johnson, Robinson, Neff & Ragonetti, P.C., David Clinger, and a host of others. In addition our own neighbors have contributed thousands in time, services and money. Thanks to Joe Lico, WBA and the Arapahoe county clerk, Nancy Doty and her office, we have changed the November election to become a mail in ballot. Although we will need more UAHR volunteers, according to Joe Lico, this alone will save us around \$70,000. We are using mailing permits and pre-sorted mailing rates to save substantially on mailing the 1,380 newsletters. Van Lewis is printing the 4 page, 4 color newsletters at a price of 90 cents each. The quote we received from Kinko's was around \$4- each. These are just examples of the frugality of the UAHR leadership. Thanks to all for your contributions.

Accomplishments – Committee Updates

GMOR – Group Maintenance & Organization of Residents – Jo Reedy

Fund Raising – See's Candy - Jim & Sue Bruce suggested we sell candy at the up coming meetings and events. See's Candy has programs where we buy the candy for 50 cents and sell it for \$1.00. The group approved this fundraiser and Jim & Sue will organize it and make it happen. They did request volunteers to help. No one volunteered.

Community Involvement – Dick DelEtoile – Cobblestone Crossing was introduced to the group. Dick has had experience as a developer with 5 Special/Metro District elections. He said 4 were successful and 1 failed. The only reason the one was not successful was because community involvement was taken for granted. He stressed the need for us to reach out to our neighbors to offer education and the importance of everyone's support. In order for us to become successful we need a plan to have each HOA recruit people to be responsible for 10-20 of their neighbors. This grass roots approach of recruiting "cluster captains" should assure our success. Dick has offered to help with this organization. Thank you Dick, for offering your expertise and time to help us.

News Letters – Van Lewis --The first of 3 Newsletters was mailed today. The newsletters are to provide the community with answers to many of the questions we all have about voting for the metro district.

Petition Signing - News Letters – Van Lewis --The Petitions were turned in at the beginning of the meeting. We needed 200 signatures and received 316. The petitions were checked for accuracy and duplicate signatures. Joe Lico said this will save WBA much tedious audit work.

New Web-Site status – Van Lewis --The updated website should be up and functional within 5-10 days. The new site will allow communication from neighbors.

Volunteer Can-Do Attitude – Errol said we needed volunteers to fold and staple the 1,400 newsletters at the last minute Sunday. Errol said we called 10 people and all agreed to help. It only took each an hour or two to help. He said, “. . . it is a joy to work with the UAHR people. They were eager to help in any way they could.”

IDAG -- Influencing Development Action Group – Vinny Roith – Errol & Van reported in Vinny’s absence-

Current Developer – Jim Johnson was introduced to over 200 UAHR residents on August 15th at the Heather Ridge Country Club (HRCC). Jim presented his vision and conceptual plans to develop the 5 acre clubhouse and re-zone the golf course and driving range (current footprint), as a golf course – open space. These plans are consistent with the UAHR mission and goals. This is exactly what we want. The re-zoning request has been submitted to the city of Aurora and we have been provided with these documents which will be published on the website. The question of what is the actual zoning classification of “Golf Course”. Bob Watkins called us earlier today and stated that the rezoning document is a Planned Development District, General Development Plan (GDP). This GDP and accompanying map designates the golf course as a golf course and the city recognizes the current golf course footprint as a golf course – open space.

Planned UAHR IDAG activities – Unless there are changes in owner, developer or the city activities, the IDAG will remain vigilant and offer updates but primarily concentrate upon the election.

MDAG – Merto District Action Group – Van Lewis – Ed Kay

Name Change - Exec board voted to change name from **GCAG** - Golf Course Acquisition Group to **MDAG** – Metro District Action Group – In light of the intent of the current developer, this name more describes the pro-active goals of the UAHR.

Metro District Election Update – Van Lewis & Joe Lico – The ballot questions have been reduced from 27 to 10 questions. Many ballot issues of bonding, fire protection, security, roads, infrastructure related, etc. do not apply to our proposed district and have been removed. Also Joe said the voting machines are not prepared to accommodate such a long ballot. Mail ballot will be ready for approval soon. The mail ballot will reduce our election costs by as much as \$60,000. This will however place much work on our group. We will need volunteers throughout the election process. We have lots to do before the election. We will need volunteers!!!! Lengthy discussion followed regarding issues with the ballot.

Alternate Funding – This activity will continue after election -- Lee Eldridge

Mill Levy / Taxation-- Ed Kay spoke regarding the mill levy and taxation. With the current developer plans, there is no need to raise capital, issue bonds, tax for repayment, nor assume any hypothetical regarding such. This is the best we could have ever hoped for.

Old Business

1. Prepare for election – Everyone, Van Lewis, Vinny & Errol -- In Process
2. 2nd & 3rd Newsletters -- Van Lewis -- In Process
3. 3 scheduled meetings at HRCC -- RE Metro District issues & election
4. Organize neighborhoods – Grassroots Support – Jo Reedy & Dick DelEtoile
5. Continue with Alternative Funding – Lee & Errol – After Election

Questions were posed as to being excluded from Metro District. Joe said that although the city did receive 3 letters, no one appeared at the hearing of the city council meeting to voice opposition. He also said any one can asked to be excluded at any time before or after the election.

The importance of the HOAs coming together was discussed by Van Lewis. This is a huge plus and will not diminish the power of the individual HOAs.

New Business - To do Calendar: These are very important meetings for all to attend

- 9/19 Tues 6:30pm HRCC 1st of 3 SD/Election meetings
- 10/12 Thurs 6:30pm HRCC 2nd of 3 SD/Election meetings
- 10/25 Wed 6:30pm HRCC Last of 3 SD/Election meetings

Our efforts have been rewarded. We now have a developer whose plans are consistent with our goals. We are half way there. Now let’s finish the job and all vote YES to approve the formation of the Heather Ridge Metropolitan District. Let’s get everyone to the up and coming meetings and **VOTE YES on all 10 questions for our future.**

Adjourn 7:40pm - next meeting 2nd Tues – 6:30pm October 10th – Burgundy Clubhouse

Jane Klein, secretary UAHR, Inc.

| United Associations of Heather Ridge - UAHR.org | | | | | | | |
|--------------------------------------------------------|----------------|-------------------------------|---------------------|----------------------|---------------------------------|--------------------|--|
| 4/5/2006 Total Contributions \$43,590 | # Homes | # Homes on Golf Course | Contributors | Contributor % | Gof Course Contributor % | Cont % 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: | | | | | | | |
| Friends of Heather Ridge | | | 6 | | | | |
| Unknown | | | 7 | | | | |
| NEC | | | 2 | | | | |
| Total Homes --> | 1,099 | 465 | 244 | 22% | 52% | | |

7/28/2006 Total Contributions
\$49,439

Add \$125- not deposited yet – Vinny R 9/12/2006
UAHR Checkbook 9/12/2006

| UAHR.org Check Book | | | | |
|----------------------------|--------------------------------------|-----------------|------------------|-------------------|
| Date | Transaction | \$ Debit | \$ Credit | \$ Balance |
| 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 |
| 4/13/2006 | DEPOSIT #33 | | 2,047.00 | 35,160.54 |
| 4/19/2006 | DEPOSIT #34 | | 300.00 | 35,460.54 |
| 4/19/2006 | #1015 - USPS - Postage | 448.50 | | 35,012.04 |
| 4/24/2006 | #1016 - White, Bear & Ankele - Legal | 563.99 | | 34,448.05 |
| 5/3/2006 | Domain Registry of Ame Markham | 95.00 | | 34,353.05 |
| 5/8/2006 | #1017 - Otten Johnson Et Al - Legal | 642.00 | | 33,711.05 |
| 5/11/2006 | DEPOSIT #35 | | 1,040.00 | 34,751.05 |
| 5/15/2006 | #1018 - White, Bear & Ankele - Legal | 1,900.86 | | 32,850.19 |
| 5/17/2006 | DEPOSIT #36 | | 1,089.00 | 33,939.19 |
| 6/11/2006 | #1019 - White, Bear & Ankele - legal | 17.80 | | 33,921.39 |
| 6/12/2006 | DEPOSIT #37 | | 350.00 | 34,271.39 |
| 7/9/2006 | #1020 - White, Bear & Ankele - Legal | 805.56 | | 33,465.83 |
| 7/9/2006 | #1021 - ER - Postage Strawberry | 70.00 | | 33,395.83 |
| 8/7/2006 | DEPOSIT #38 | | 250.00 | 33,645.83 |
| 8/20/2006 | #1022 - White, Bear & Ankele - Legal | 434.49 | | 33,211.34 |
| 8/11/2006 | 1 + 1 Internet Inc. | 24.01 | | 33,187.33 |
| 9/11/2006 | #1023 - USPS - Postage - Newsletter | 337.50 | | 32,849.83 |
| 9/12/2006 | #1024 - USPS - Presort Mailing Fee | 160.00 | | 32,689.83 |

Approx \$2,200- Accounts Payable – Vinny R 9/12/2006

UAHR Budget:

Contributions to date: \$ 49,465

| | <u>Actual Costs</u> | <u>What we have spent</u> | <u>What we still owe</u> |
|---------------------------------------------|---------------------|---------------------------|--------------------------|
| • Metro District Attorneys | \$80,000 | Free / Pro-Bono | Zero |
| • Engineering, Professional & Volunteer Svc | 35,000 | Free / Pro-Bono | Zero |
| • Election Costs - Printing - Mail - etc | 42,600 | \$7,597 | \$15,000 |
| • Zoning Protection Attorneys (\$9k Free) | 15,000 | 5,642 | Zero |
| • Admin / Supplies / Meetings | 1,038 | 1,038 | Zero |
| • Newsletter Mailings / Postage | 1,607 | 1,607 | Zero |
| • Website (\$5,500 Free) | 8,000 | 370 | 2,200 |
| Totals: | \$ 183,245 | \$16,254 | \$17,000 |

Cash in the Bank – 9/6/2006:\$ 32,690