

GOLF CLUB AT HEATHER RIDGE  
HEATHER RIDGE METROPOLITAN DISTRICT  
13521 East Iliff Avenue  
Aurora, Colorado 80014  
303-755-3550

Date Established: July 20, 2010

G-CAT Board Meeting  
August 19, 2024  
3:00 p.m.

In attendance at the regularly scheduled meeting to establish policy, procedures and to maintain operations of the business:

Loren Janulewicz, President  
John Hartnett, Board Member  
Marcy Green, Board Member  
Teresa Anderson, Board Member and Secretary  
Audrey Romero, Director of Golf Operations  
Carter Burks, First Assistant Groundskeeper  
Absent was Board Member Vic Evans

Loren called the meeting to order at 3:00 p.m.

- Minutes from the June 17, 2024, meeting were approved.
- Prior to the meeting, Board members received from Audrey via email the Profit and Loss Statements for the months June, 2024, and July, 2024, as well as the Month-to-Date Performance Snapshot Reports and Days Open Reports the months of June and July, 2024. In June, the course was open 30 days with 7,705 rounds played and an overall year-to-date increase in sales of 20.9%. In July, the course was open 31 days with 7,496 rounds played but an overall year-to-date loss in sales of 9.9%. Audrey said June was very good month but that July was slower probably due to the heat. She also said August was looking very good.

After reviewing the Profit and Loss Statement for July, John suggested averaging the last two years of revenue to calculate the budgeted amount for green fees since the course has been going over the amount currently budgeted. John also noticed an increase in the cost of electricity. Carter explained that he has had to continually run the water pumps since June which would account for the increase.

John also asked about bonuses to course employees. Audrey explained that bonuses are based on hours worked which she feels is the most equitable way to calculate bonus payments which she also said would be paid at the end of the next pay period. Bonuses are paid to employees annually.

- Regarding club house projects, Audrey indicated that there are no current projects. Audrey did report that Tayler Guntert was leaving her position as a pro shop employee for

other employment but that she might still be willing to fill in on weekends. Audrey said she has hired a new employee named Cody who is being trained for inside and outside work.

Audrey reported that the wi-fi went down recently and it was necessary to purchase a new “extender” because the existing one went out. She said all is good now and the updated system is working well. She said her recent meeting with Golf Now was productive but we will still not use their payment system.

- Loren asked Audrey if there were any Noonan’s updates. Audrey said there wasn’t anything new to report but that she and Barry McConnell will continue to meet with Mitch to discuss any golf course service issues.
- With regard to homeowner issues, Audrey reported that were not in particular.
- For outside tournaments, the ones currently scheduled are for Rose Medical Center this coming Thursday, and the Dispensary group on October 3. Otherwise, outside tournaments are done for the year.
- For grounds updates, Carter said that once the ground gets cold, he will use a backhoe to remove the rocks from the ditch on Hole #10, install an 8 inch culvert, and fill in the ditch which will also entail removing the existing bridge. During that time, the area around the ditch will be roped off. He also said sand traps will be worked on once the golfing season calms down a little and that there is not work planned for the tee boxes at this time.

Carter explained to the Board that he is now using a three custom-blend fertilizer on the course which contains carboxylic acid linear polymers. He said the water from Well #5 is salty and this blend flushes the salt out by layers and that it is noncorrosive. It comes in 30 gallon jugs and Carter said he’s already used one and has just opened another. He said the cost for this is about \$1,100 per month (depending on rain) and asked if the budgeted amount for this could be upped to \$6,000 per year to which the Board agreed.

Carter also reported that the Fox Hill well behind Hole #13 will be assessed this winter by Layne Christensen to see what needs to be done to bring that well on line.

With regard to equipment, Caster said we are in need of a new roller for the greens. He said the cost is about \$30,000 for a new one and about \$20,000 for a used one and the company he deals with will take our current roller in trade to potentially reduce the cost. After discussion, the Board approved the \$20,000 price.

Carter also requested the purchase of a second sprayer for the fairways. Our current sprayer is small capacity which has to be refilled often. He is looking at one that holds 300 gallons and said a used one would be between \$15,000 and \$30,000. After discussion, the Board approved the purchase at between the \$15,000 and \$30,000 price.

Carter then asked that the course purchase new flags for the putting green which would go into the holes. This purchase was approved by the Board.

Carter and Audrey then discussed purchasing American flags for the putting greens on the course to be used on national holidays, such as the Fourth of July, Memorial Day, Veteran’s Day, etc. This purchase was also approved.

Loren asked Carter about any scheduled cart path work. Carter said that he would look into it this winter and any work would depend on weather and cost.

Audrey asked about new trees mentioning that trees are on sale right now. Carter said he would look into it and also said that something should be done on the south side of Iliff above the tunnel as there have been several accidents where cars have run off the road there. He wondered about planting trees along the sidewalk but it was also suggested that large landscaping rocks might be more helpful there. John said these things might involve obtaining city permits and also wondered if the city would be willing to fund or help fund such an endeavor because of the accidents that have occurred along there.

The meeting was adjourned at 4:10 p.m. The next meeting will be October 21, 2024.

Respectfully submitted.

Teresa Anderson, Secretary