

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
January 27, 2025
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 Greene, 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 3:05 p.m.

- Minutes from the October 21 2024, meeting were approved.
- Prior to the meeting, Board members received from Audrey via email the Profit and Loss Statements for the months October, November and December, 2024, as well as the Month-to-Date Performance Snapshot Reports and Days Open Reports the months of October, November and December, 2024. In October, the course was open 30 days with 4,106 rounds played and an overall year-to-date increase in sales of 6%. In November, the course was open 12 days with 1,088 rounds played and an overall year-to-date increase in sales 3%. In December, the course was open 20 days with 1,565 rounds played and an overall year-to-date increase in sales of 4%. Audrey reported that overall, revenue was up 4% over 2023, but that Pro Shop sales and cart fees were down significantly when compared to 2023.

Audrey said that nearly \$53,500 had been collected in 2024 for “no show” fees and that everything was “good to go” with Golf Now for 2025.

Audrey passed out copies of the 2025 budget which had been discussed and approved at the October meeting. There was one questionable item of the budget which was \$19,153 for “Pool demolition”. Audrey will find out why that is shown since there is no plan to demolish any pool.
- With regard to 2025 green fees, the Aurora area courses have not yet published their 2025 green and cart fees, but Audrey said there will be an increase in weekend green fees and possibly weekday green fees. She also said the cost of an annual pass will increase by approximately 10%, but that premium cards discounts and cart fees will remain the same.

- With regard to homeless people issues, Audrey reported that the Aurora City Council has made changes to how they handle homeless individuals. Apparently, homeless individuals will be required to accept the city partnered assistance or leave the area (no previous notice necessary) and offered an overnight shelter or room and will then be further assisted to find permanent housing and have other resources available to them. If these persons are picked up in the same area after the first pickup and housing made available to them, they will then be arrested. Audrey also reported that there had been no particular issues with gangs affecting the course.
- For homeowner issues, Audrey and Carter reported that there is one resident who lives along the 9th fairway who has continued to walk his dog on the course despite requests by both of them that he not do so. This resident has complained to Loren, to the Aurora police department and to his City Council representatives that he is being harassed. A “No Trespassing” sign has been posted nearer to his residence. Both the police department and the City Council members have sided with the golf course regarding this resident’s issues.
- Regarding course and club house issues, Audrey said new air-conditioning has been installed to cool the downstairs area. She also reported that frozen and broken pipes had caused flooding in several downstairs rooms which have now been cleaned up. She also said that new range balls have been ordered for the driving range. As for golf carts, she has only ordered five additional gas carts for the 2025 season as well as the 10 electric carts which she usually orders. If additional carts are needed for outside or special tournaments, she will order them at that time. John asked how many carts the course usually has and Audrey said sixty (not including the additional seasonal rentals). Audrey also said repairs to carts were less in 2024 as many of the repairs are being done in-house.
- For grounds updates, Carter said that the cart path had been completed as planned near the 4th tee box which now extends just past the red tee markers. He and Bob Knutson are still thinking about changes to the #4 tee box. He also said dead trees were removed behind #1 green, by the right side of #9 green, and by the fence on hole #1. He will replace trees in the spring. On Hole #10, he has installed some pipe in the ditch but has not yet removed the bridge. He will wait for the ditch to fill in naturally unless it comes necessary to take further action there. He also said that a water leak has been repaired in the driveway to the maintenance shed and concrete poured to replace/repair the driveway. He has also ordered a new cart for himself with a cab which he expects to receive shortly.

Carter said that the Fox Hill well on Hole #13 has been assessed by Layne Christensen Company and with the replacement of some wiring and piping will be able to be brought on line as a backup. He said the cost of the repairs needed to accomplish this would be between \$100,000 and \$150,000.

The meeting was adjourned at 4:02p.m. The next meeting will be March 17, 2025.

Respectfully submitted.

Teresa Anderson, Secretary