



Heather Gardens Metropolitan District

HEATHER GARDENS METROPOLITAN DISTRICT REGULAR BOARD MEETING Thursday, April 19, 2018

The regular meeting of the Board of Directors of the Heather Gardens Metropolitan District was held in the office of the District, 2888 S. Heather Gardens Way, Arapahoe County, Colorado, on Thursday, April 19, 2018.

The Secretary certified that all Directors have been duly notified and at least three notices of the meeting were posted in public places within the limits of the District, all in accordance with Section 32-1-903, C.R.S. as amended; that a copy of the agenda with specific agenda items where possible for the meeting was duly posted in designated place within the limits of the District, in accordance with Section 24-6-402(2)(c), C.R.S.; that a quorum was present; and that the meeting hence was duly constituted and could lawfully transact business as contemplated.

CALL TO ORDER: President Baldwin called the meeting to order at 1:00 p.m. on Thursday, April 19, 2018. A quorum was present.

MEMBERS PRESENT: Directors Craig Baldwin, Gary Hizer, Bill Archambault, Bonnie McMullen, and Sandra Rosenberg.

MEMBERS ABSENT: None

STAFF PRESENT: General Manager Calvin White, Controller Brian Herrera, and Recording Secretary Stephanie Wyche.

GUESTS PRESENT: Jennifer Ivey with Icenogle Seaver and Pogue. Approximately 40 guests, Mary Hafka and Lynn Donaldson with Heather 'n Yon.

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

Motion made by Director Rosenberg, seconded by Director Hizer and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve the minute from the Regular meeting on March 20, 2018 as written.

GENERAL MANAGER'S REPORT: A written report of staff accomplishments is on file with in the Business Office for residents to read as well as on the website.

REPORTS:

President:



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Treasurers Report (Bill Archambault): Highlights of District Operations for the year to date through March 2018.

Year to Date through March, 2018

	Budget	Actual
Clubhouse Profit (loss)	(\$161,439)	(\$102,895)
Golf Profit (loss)	(\$ 76,564)	(\$62,666)
Restaurant Profit (loss)	(\$ 22,981)	(\$15,606)

Enterprise Fund

Through March, Enterprise Fund revenue is \$566,188 which is about \$73,800 more than expected. Expenses have been \$464,021 which is about \$119,000 less than expected. Restaurant income, trip and events income and class income have been more than expected. Clubhouse expenses, golf course expense and restaurant expenses have been less than expected. Capital Outlay, due to timing of authorized purchases, are substantially less than expected. As the year progresses the capital items will be acquired.

Restricted Funds

Conservation Trust Fund (Lottery). The District received the first quarter donation from the Colorado Lottery of \$3,683. There has been no expenditures of lottery funds in this year. At the end of March, the Lottery bank account had a balance of \$98,034.

Foundation Fund has received donations of \$1,005 through March and \$332 has been spent so far this year. At the end of March, the Foundation Bank account had a balance of \$199,462.

The Debt Service Fund has received \$172,966 in property taxes and \$9,834 of Specific Ownership tax through March. At the end of February, the Debt Service bank account had a balance of \$476,052. An interest payment on the outstanding bonds in the amount of \$161,576 will be due on June 1st. A principal payment of \$20,000 and an interest payment of \$159,800 will be due on December 1st. There are sufficient funds currently available to meet the year's obligation.

Clubhouse/Restaurant Committee (Rosenberg): Report Distributed.

Foundation Committee (McMullen): Report Distributed.

Golf Committee (Hizer): Report Distributed.

Golf Staffing Adhoc Committee (Rosenberg): Report Distributed.

Subcommittee on Reserves Committee (Rosenberg): Report Distributed.



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Property Policy Committee (Archambault): Report Distributed

UNFINISHED BUSINESS:

1. **Ratify Emergency Repair for Clubhouse HVAC System (\$9,255):** Motion made by Director Rosenberg, seconded by Director Archambault and passed unanimously that the Heather Gardens Metropolitan District Board of Directors ratify the emergency repair for the Clubhouse HVAC System total cost estimated at \$9,255 ($\$5,269 + \$3,986 = \$9,255$).

2. **Consider Amending Property Policy Committee Procedure Memorandum:** Motion made by Director Archambault, seconded by Director Hizer and passed unanimously that the Heather Gardens Metropolitan District Board of Directors amend (PM) PPC-1, Property Policy Committee Procedure Memorandum as follows:

II. Area of Concern: add the following words at the end of the sentence: nor the Seville Recreation Association.

The sentence will now read: "This committee will make recommendations to the HGMD Board of Directors regarding miscellaneous HGMD properties including, but not limited to, Linvale Place, RV Lot, Garden Plot, Maintenance Building, location, and all land within the physical boundaries of the District not specifically belong to Heather Gardens Association (HGA) nor Seville Recreation Association (SRA.)"

3. **Consider approval of (PM) G-1, Golf Committee Functions and Policy Manual:** Motion made by Director Hizer, seconded by Director McMullen and passed unanimously that the Heather Gardens Metropolitan District Board of Directors amend Procedure Memorandum (PM) G-1, Golf Committee Functions and Policy Manual.
4. **Purchase Garage Disposal for Restaurant (\$2,285):** Motion made by Director Rosenberg, seconded by Director Hizer and passed unanimously that the Heather Gardens Metropolitan District Board of Directors ratify the purchase of a garbage disposal for the restaurant. Total cost \$2,285.

NEW BUSINESS:

1. **Cancellation of Regular HGMD Board Meeting on May 17, 2018:** Motion made by Director Baldwin, seconded by Director McMullen and passed unanimously that the Heather Gardens Metropolitan District Board of Directors cancel the Regular meeting on May 17, 2018 and call a Special Meeting on Thursday, May 24, 2018.
2. **Vacancy on the Board:** A vacancy will exist on May 8, 2018. Applications to fill that vacancy will be accepted until May 16, 2018. At the Special Meeting on



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Thursday, May 24, 2018 applicants will have time to speak and answer questions and then the Board will consider filling the vacancy.

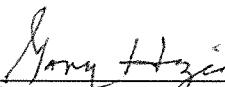
3. **Motion to Adjourn to Executive Session:** Motion made by Director Baldwin, seconded by Director Hizer and passed unanimously that the Heather Gardens Metropolitan District Board of Directors move into Executive Session for the purpose of conferencing with an attorney to receive legal advice on specific legal questions related to the Bylaws and Management Agreement.
4. Motion to come out of Executive Session: Motion made by Director Baldwin, seconded by Director Hizer and passed unanimously that the Heather Gardens Metropolitan District Board of Directors come out of Executive Session.

OTHER BUSINESS:

RESIDENTS WISHING TO ADDRESS THE BOARD:

1. A resident spoke regarding the golf parking.
2. A resident spoke regarding drones.
3. A resident spoke regarding the golf shop. He also made a comment regarding drones.

MEETING ADJOURNED: 2:30 p.m. The Special HGMD Meeting is Thursday, May 24, 2018 at 1:00 p.m.



Gary Hizer, Secretary