



# Heather Gardens Metropolitan District

## HEATHER GARDENS METROPOLITAN DISTRICT SPECIAL MEETING Thursday, January 10, 2019

A special 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, January 10, 2019 at 1:00 P.M.

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 approximately 1:00 PM on Thursday, January 10, 2019. A quorum was present.

**BOARD MEMBERS PRESENT:** Directors Craig Baldwin, Bill Archambault, Bonnie McMullen and Sandra Rosenberg.

**BOARD MEMBERS ABSENT:** None.

**STAFF PRESENT:** General Manager Calvin White, Interim Board Assistant Susan Lambert.

**GUESTS PRESENT:** Kay Sawyer, President of the HGA Board of Directors and numerous members of the public were present throughout the meeting.

**APPROVAL OF MINUTES:**

- After review and discussion, and upon motion by Director Rosenberg, second by Director McMullen and unanimous vote, the Board approved the minutes of December 13, 2018 special meeting, with corrections.

**CONSIDER APPOINTMENT TO VACANCY ON THE BOARD**

President Baldwin stated that legal counsel had certified the eligibility of David Funk as a candidate for the Board. He introduced Mr. Funk and asked him to make a statement to the Board. Mr. Funk spoke briefly about his background and interest in serving on the Board. President asked if there were questions from the members of the Board. Hearing none, he introduced a motion to appoint David Funk to fill the vacant position on the HGMD Board. Director Archambault second. The Board approved the motion unanimously. President Baldwin invited Mr. Funk to join the members of the Board at the



# Heather Gardens Metropolitan District

table but pointed out that he cannot vote on Board matters until the oath of office has been administered and the proper legal filings made.

**GENERAL MANAGER'S REPORT:** Mr. White told Board that he has no written report yet but will distribute copies to the Board members when it is available.

## **REPORTS OF DIRECTORS COMMITTEES AND PROFESSIONAL CONSULTANTS:**

- a. Treasurer's Report: Director Archambault indicated that the December 2018 financial report are not yet available because of year-end closing. He is working with Accounting staff to incorporate the amendments to the 2018 budget in the financial report for 2018.
- b. Clubhouse/Restaurant Committee: No report for December.
- c. Golf Committee: Director Archambault chaired the January meeting of the Golf Committee. He reported that the Committee welcomed several new members. Greg Kohr, the new Golf Pro reported to the Committee on his plans to give a seminar on change to golfing rules and gave a briefing on the TSNAP golf point of sale system. This system would lower credit card fees for the District. Brian Benko discussed two capital items requested by staff, which have been forwarded to the District Board with a recommendation for approval.
- d. Foundation Committee: Director McMullen reported on a presentation by the Green Team which is asking for funds from the Foundation for compostable waste bins and signage. This request would come to the full Board at the February meeting. McMullen also reported that the Foundation is planning a Bake and Flower sale at Valentine's Day to help with the purchase of furniture for the golf patio.
- e. Property Policy Committee: Director Archambault stated that the discussion of a possible relocation of the garden plot was pulled from the Committee agenda for January. The Committee welcomed a new member. The Committee discussed several items including the request to install electric car charging stations, a new entrance/exit to the RV lot, a no-smoking Policy for HGMD property, and the possible merger of the Property Policy Committee with the HGA Roads and Grounds Committee.
- f. President's Report: President Baldwin stated that he would make appropriate remarks during the course of the meeting.

## **UNFINISHED BUSINESS:**

- a. Update: HVAC system for Maintenance building: New heating was installed in the Maintenance building in December. Air conditioning will be installed at the end of January.



# Heather Gardens Metropolitan District

- b. Update: Replacement of Hot Tub Heater. Director Baldwin reported that is in the process of being ordered.
- c. Update: Purchase of Pass Thru Refrigerator for Rendezvous Restaurant. Director Baldwin reported that the purchase of the new refrigerator is in the process of being ordered.

## **NEW BUSINESS:**

- a. Adoption of Annual Administrative Resolution: President Baldwin moved the adoption of the Annual Administrative Resolution with a second from Director Rosenberg. Motion with changes approved unanimously.
- b. Adoption of Transparency Resolution: Director Archambault moved the approval of the Resolution, with a second from Director Rosenberg. Motion approved unanimously.
- c. Election of Officers: Withdrawn
- d. Appointment of Committee Chairs: President Baldwin moved that Director Archambault be appointed as chairman of the Golf Committee and Director Funk be appointed as chairman of the Property Policy Committee. Director Rosenberg second. Motion approved unanimously.
- e. Purchase of Chef's Table for Rendezvous Restaurant: Director Rosenberg made a motion to purchase a new chef's table for the Rendezvous Restaurant at a cost not to exceed \$42,379.54. Director Archambault second. Several residents asked about the cost and need for the chef's table and spoke about their concerns about the subsidy of the Restaurant. Director Rosenberg said that the Board continues to work on reducing the subsidies of both the golf program and the restaurant and has made great progress over the last few years. Director Archambault said that the monies for the chef's table will come from a Parq Developer donation of \$75,000. The motion passed unanimously.
- f. Purchase of Golf Equipment Lift: Director Archambault made the motion of approve the purchase of a new golf equipment lift and Director Rosenberg seconded. Director Archambault sated that the current lift does not allow access under many pieces of equipment. The motion passed unanimously.
- g. Purchase of Replacement Bedknife Grinder: Director Archambault made the motion to purchase a replacement Bedknife Grinder to sharpen mower blades. Director McMullen second. A resident asked if it could be shared with HGA Roads & Grounds. Mr. White indicated that the type of grinder needed for regular grass mowers is different and the equipment cannot be shared. The motion was approved unanimously.



# Heather Gardens Metropolitan District

**OTHER BUSINESS:** Director Baldwin noted that the HGMD attorney is working on potential changes to HGMD policy documents. A work session is scheduled for February 21 at 10 a.m. followed by a regular meeting of the Board at 1 p.m. He also reported that the Special District Association would be holding workshops for district directors and staff. Susan Lambert will get a schedule for the session and share it with the Board.

Director McMullen spoke about resident concerns about the possibility of moving the garden plot. Director Archambault stated that the Property Policy Committee was still discussing this possibility and no decision had been made. He pointed out that the cost of moving the garden could be considerable.

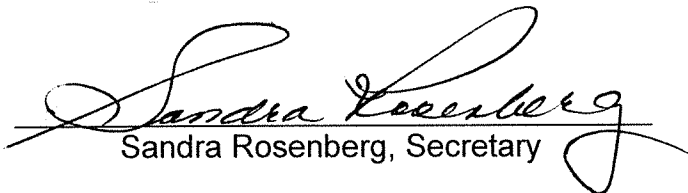
Director Baldwin discussed the process to amend the HGMD Bylaws and Procedure Memorandums.

**OPEN FORUM:** Members of the public addressed the Board regarding the following items:

- a. A resident expressed concern about drug problems in Building 206.
- b. A resident asked a question about a possible merger between the HGA Roads & Grounds Committee and the HGMD Property Policy Committee and stated that there needs to be clear delineation between the two organizations.
- c. A resident spoke about the need for more emphasis on goals and action plans.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** Upon motion by Director Baldwin, second by Director McMullen and unanimous vote, the Board adjourned at approximately 2:30 P.M.

  
Sandra Rosenberg, Secretary