



Heather Gardens Metropolitan District

HEATHER GARDENS METROPOLITAN DISTRICT REGULAR BOARD MEETING Thursday, October 19, 2017

The 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, October 19, 2017.

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, October 19, 2017. A quorum was present.

MEMBERS PRESENT: Directors Craig Baldwin, Gary Hizer, Bonnie McMullen, and Sandra Rosenberg. Director Bill Archambault attended the meeting via conference call.

MEMBERS ABSENT: None

STAFF PRESENT: General Manager Calvin White, Controller Brian Herrera, and Executive Assistant Stephanie Wyche.

GUESTS PRESENT: Jennifer L. Ivey with Icenogle Seaver and Pogue, Ken Guckenberg with Kutak Rock, and Nate Eckloff with RBC.

CHANGES OR ADDITIONS TO THE AGENDA: Deleted under New Business item b. Approval of recycling bins on Pro Shop Patio.

APPROVAL OF MINUTES:

Minutes of the Regular Meeting on September 21, 2017 approved as corrected.
Minutes of the Special Meeting on October 16, 2017 approved as written.
Motion made by Director Hizer, seconded by Director Rosenberg and approved unanimously that the Heather Gardens Metropolitan District Board of Directors approve the minutes from the Regular meeting on April 13, 2017, the minutes of the Regular Meeting on May 11, 2017, and the revised minutes from the Special Meeting on May 22, 2017 and table the minutes from the Special Meeting on October 10, 2017.

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. Mr. White reported that the well is up and running. We are continuing to provide documentation to



Heather Gardens Metropolitan District

the insurance adjuster. It looks promising that all of the cost will be reimbursed by the insurance company.

REPORTS:

Treasurers Report (Bill Archambault):

Enterprise Fund: Through September, year to date Enterprise Fund Revenue has been \$1,726,393 which is about \$36,700 more than anticipated. Year to date expenditures, including the Cost of Goods Sold, is \$1,901,385 which is \$183,000 more than anticipated. Overall, year to date expenditures exceed year to date revenue by about \$175,000. Areas where expenditures are significantly more than anticipated are: 1.) golf course water costs 2.) Election expenses 3.) Professional Services (attorney costs) 4.) audit costs and 5.) Capital Outlay.

Clubhouse revenue through September is about \$9,600 more than anticipated and Clubhouse expenses are \$7,000 less than anticipated. The Clubhouse subsidy is about \$16,600 less than anticipated through September.

Golf Course revenue through September is approximately \$19,000 less than anticipated and expenses are about \$83,600 more than anticipated. The area where expenses are more than anticipated is in the use of Aurora water for the golf course. Through September, the Golf Course subsidy is about \$102,600 more than budgeted.

Restaurant revenue through September is approximately \$38,000 more than anticipated and expenses, including the cost of goods sold, is about \$5,400 more than anticipated. The Restaurant subsidy through September of \$33,100 is approximately \$32,900 less than anticipated. The anticipated subsidy through September was \$66,000.

Restricted Funds: The Conservation Trust Fund (Lottery) has received \$11,542 from the Colorado Lottery through September. Revenue is received quarterly from the Lottery. There have been no expenditures of Lottery funds so far this year. At September 30th, the Lottery bank account balance was \$89,862.

The Foundation Fund has received \$1,908 in donations through September and the Foundation has paid \$7,155 for District projects. At September 30th, the Foundation Bank account balance was \$191,497.

The Debt Service Fund has received \$580,934 in property taxes, specific ownership taxes and interest income through September. At September 30th, the Debt Service Fund bank account balance was \$702,028. The next interest and principle payment due on the bonds will be made on December 1st at which time there will be a principal payment due of \$210,000 and an interest payment due of \$213,983.



Heather Gardens Metropolitan District

Clubhouse/Restaurant Committee (Rosenberg): Director Rosenberg reported that there was not a meeting this month due to a death in her family. The next meeting will be Thursday, November 12, 2017 at 1:00 p.m.

Foundation Committee (McMullen): Report Distributed. Director McMullen reported that committee made a recommendation to the Board to use the kiosk only for donations that are made to the Foundation

Golf Committee (Hizer): Report Distributed. Director Hizer reported that the committee made a recommendation to create a committee to handle marketing and software for the Golf Course.

UNFINISHED BUSINESS:

1. Motion made by Director Baldwin, seconded by Director McMullen, and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve the resolution authorizing the issuance of General Obligation Refunding Bonds, Series 2017, in the maximum principal amount of \$9,000,000 for the purpose of refunding existing District general obligation indebtedness.

NEW BUSINESS:

1. **Approval of recycling bins on Golf Course Holes # 4, 6, and 8:** Motion made by Director Hizer, seconded by Director McMullen and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve the purchase of 2 new bins to match style and cover with lids indicating trash and recycling on the golf course holes 4, 6, and 8. Total cost for bins is \$1,034.48.
2. **Approval of “Property Management” Standing Committee:** Motion made by Director Baldwin, seconded by Director Hizer and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve a “Property” Management” Standing Committee. This committee will include but not limited to Garden Plot, RV Lot, and Linvale Place. President Baldwin appointed Bill Archambault as the Chair of the Property Management Committee.
3. **Approval of “Advertising” and “Marketing” Special Committee as Subcommittee of the Golf Committee:** Motion made by Director Hizer, seconded by Director Rosenberg and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve the creation of a Special Committee for Advertising and Marketing for the Golf Course.
4. **Use Kiosk for Donations Only:** Motion made by Director McMullen, seconded by Director Rosenberg and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve the use of the kiosk only for donations.



Heather Gardens Metropolitan District

5. **Approve Proposed changes to Procedure Memorandum (PM) F-1, Foundation Committee Standards and Procedures:** Motion made by Director McMullen, seconded by Director McMullen and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve the proposed changes to (PM) F-1, Foundation Committee, Standards and Procedures. Remove items c and e under Section D. Kiosk Guidelines.

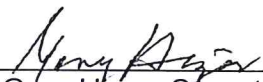
RESIDENTS WISHING TO ADDRESS THE BOARD:

1. A resident asked the Board a question regarding the bond refinancing.
2. A guest asked what happens to bonds
3. A resident asked if the "Property Management" committee has members yet.
4. A resident made a comment regarding the kiosk.
5. A resident asked a question regarding the recycling bins on the golf course.
6. A resident spoke regarding moving the No Parking signs on Linvale.
7. A resident spoke regarding parking on Linvale.

MEETING ADJOURNED: 2:05p.m. The Next Regular HGMD Meeting is Thursday, November 16, 2017 at 1:00 p.m.

Attachments:

- HGMD Budget Exception Report for September 2017



Gary Hizer, Secretary