



Heather Gardens Metropolitan District

HEATHER GARDENS METROPOLITAN DISTRICT

October 15, 2015

The regular monthly 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 15 2015.

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 C.R.S. 32-903 (1973) as amended; that at least three copies of the agenda for the meeting were duly posted in designated places within the limits of the District, in accordance with C.R.S. 24-7-402(c); that a quorum was present; and that the meeting hence was duly constituted and could lawfully transact business as contemplated.

President Ed Kurtz called the meeting to order at 1:00 PM. All board members were present. Also in attendance were four members of the HGA Board, approximately twenty observers, Mary Hafka of Heather 'n Yon, General Manager Calvin Eddy-White. Controller Su Chae was excused.

Minutes of the Regular meeting on September 17, 2015 were approved as written.
Minutes of the Executive Session on September 17, 2015 were approved as written.

Added to the agenda under New Business: Item #6 Discussion regarding the development for guidelines of HGMD Committees.

DIRECTORS' COMMENTS AND COMMITTEE REPORTS

HGMD President, Ed Kurtz: President Kurtz announced that the Board is pursuing a consultation with an attorney that specializes with land development issues. The Board will be meeting with this attorney during an Executive Session.

HGA President, Forrest McClure: President McClure announced that there was a meeting this morning at 8:30 a.m. with the representatives of the TOD developers. President McClure also reported that he is pleased with the progress they are making with the developers.

Treasurer's Report (Bill Archambault, Treasurer):

Enterprise Fund: During August, Enterprise Fund revenue was \$205,311 and expenditures, including cost of goods sold were \$170,401. Revenue exceeded expenditures by \$34,910. Year to date revenue of the Enterprise Fund has been \$1,478,039 and year to date expenditures, including cost of goods sold, has been \$1,358,717. Year to date revenue has exceeded expenditures by \$119,322. Year to date revenue is approximately \$22,000 more than budgeted and year to date expenditures are approximately \$140,000 less than budgeted. Areas where revenue is more than anticipated for the 8 months of the fiscal year are: bank interest income, golf

income, and restaurant income. Areas where expenditures are less than anticipated are the clubhouse, golf course and capital expenditures.

Through August, Clubhouse revenue is approximately \$8,400 more than expected and Clubhouse expenditures are approximately \$56,000 less than expected. Golf revenue is approximately \$10,000 more than expected and golf expenses are approximately \$12,000 less than expected. Restaurant revenue is approximately \$8,000 more than expected through August and restaurant expenses are approximately \$7,000 more than expected.

Restricted Funds: Conservation Trust Fund (Lottery): There was no activity in this account during August. Year to date revenue is \$7,637 and there has been no expenditures. At August 31st, there was \$54,276 in the Lottery bank account. The Lottery normally distributes funds on a quarterly basis although, as reported last month, the September distribution may be delayed by the State of Colorado.

Debt Service Fund: Year to date property tax receipts have been \$602,647 and specific ownership tax receipts have been \$31,419. Both property tax and specific ownership taxes are slightly more than expected at this time. Year to date expenses for the Fund are \$301,784 which is as expected. At August 31st, the Zion Bank held \$792,682 in the Debt Service Fund account.

Foundation Fund: Year to date donations to the Foundation have been \$21,537 and the Foundation has expended \$17,745 on projects for the District. At August 31st, there was \$291,480 in the Foundation Bank account.

General Manager:

- Attended Board and Committee Meetings
- Attended the CAI Large Scale Managers Conference.
- Attended the Tree Planting Ceremony.

Controller (Presented by General Manager in the Controller's absence):

- Completed Metro District Insurance application.
- Send out 2016 budgets.
- Attended Tree Planting Ceremony.
- Held registration for fall classes.
- Locker rooms closed for cleaning Sept. 30th – Oct. 1st.
- Working with Craft Show for transfer of information on tables and vendors.
- Hosted Meet the Candidates.
- Continue to provide ActiveNet training for Front desk volunteers.
- Hosted Ladies golf awards banquet.
- Hosted (2) 50th Anniversary Parties, (1) 60th High School Reunion, (2) Memorials, and (2) 80th Birthday Parties.
- Hosted closing of pool party.
- Cleaned locker rooms in Clubhouse.

COMMITTEE REPORTS:

Clubhouse (Archambault): Report Distributed. Director Archambault reported that the Clubhouse Committee meeting scheduled for October 30th has been cancelled.

Foundation Committee (Hizer): Report Distributed.

Golf (Francone): Report Distributed

Restaurant Committee (Francone): Report Distributed. Director Archambault reported that the Restaurant Committee meeting scheduled for October 30th has been cancelled.

ARO President (Clarendon): General Manager Calvin Eddy-White reported that the ARO meeting is tonight at 7:00 p.m. in the Auditorium.

Residents wishing to address the Board on Agenda Items:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

1. **Adopt Policies and Rules for RV Lot:** Motion made by Gaugenmaier, seconded by Hizer and passed that the Heather Gardens Metropolitan District Board of Directors adopt the Policies and Rules for the RV Lot.
2. **Adopt Amended Lease Agreement for RV Lot:** Motion made by Gaugenmaier, seconded by Francone and passed that the Heather Gardens Metropolitan District Board of Directors approve the Amended Lease Agreement for the RV Lot.
3. **Approve transfer of Gate Openers:** Motion made by Gaugenmaier, seconded by Archambault and passed unanimously that the Heather Gardens Metropolitan District Board of Directors transfers the RV Lot Gate Openers from Heather Gardens Association to the Heather Gardens Metropolitan District. Total transfer amount is \$3,745.00.
4. **Exception to Policy regarding the Golf Cart Usage:** Motion made by Francone, seconded by Archambault and tabled pending attorney review that the Heather Gardens Metropolitan District Board of Directors approve an Exception Policy that would allow Irma Stafford to use her personal golf cart for transportation between her CP-3 residence and the Clubhouse. This is a temporary allowance only for Ms. Irma Stafford and is subject to the following restrictions:
 1. Written evidence must be provided by Ms. Stafford that either her Homeowner's Insurance or some other form of acceptable insurance will adequately cover any incidence in which she or the cart is liable for damages. This proof of Insurance

must be on file with the HGA Management, and must be renewed so as to incur no lapses in coverage.

2. Use of the vehicle would be restricted to HGMD cart paths and normal approach drives from her garage.

3. Approval of the Heather Gardens Association (HGA) Board of Directors to use the Golf Cart Association-owned properties or driveways.

4. A review of this "permit" can result in revocation by either the Heather Gardens Association Board of Directors, or the HGA Management at any time.

5. Parking the car on walking paths is strictly prohibited.

6. Review and approval of this motion by the HGMD attorney.

5. Approve Rental Agreement with Heather Gardens Frolics Club: Motion made by Archambault, seconded by Gaugenmaier and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve the rental agreement with the Heather Gardens Frolics Club for the year beginning October 1, 2015 and ending September 30, 2016 at a rental rate of \$1,000.00.


6. Discussion regarding the development of guidelines of HGMD Committees: President Kurtz asked the Board to review the three page document that outlines how the Committees will work. He asked the Directors to forward all comments to him and this will be discussed further next month.

Residents wishing to address the Board:

1. A resident spoke regarding a memorial that someone has put by the swimming pool.

2. A resident spoke regarding the TOD development and traffic issues.

There being no further business the meeting was adjourned at 1:45 p.m. The next Regular meeting is Thursday, November 12, 2015 at 1:00 p.m.


Twyla Gaugenmaier
Secretary