



**HEATHER GARDENS METROPOLITAN DISTRICT  
SPECIAL MEETING  
Thursday, October 17, 2019**

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 17, 2019 at 10:00 A.M.

**CALL TO ORDER:** President Rosenberg called the meeting to order at approximately 10:00 A.M. on Thursday, October 17, 2019. A quorum was present.

**BOARD MEMBERS PRESENT:** President Sandra Rosenberg, Vice President Craig Baldwin, Treasurer and Secretary Bill Archambault, Directors David Funk and Michael George.

**BOARD MEMBERS ABSENT:** None

**STAFF PRESENT:** General Manager Calvin White, Controller Brett Miller and Board Assistant Evelyn Ybarra.

**GUESTS PRESENT:** Jennifer Ivey, Icenogle Seaver Pogue, P.C., 6 members of the HGA Board, Lynn Donaldson and Mary Hafka with Heather n' Yon, and approximately 20 members of the public were present.

**APPROVAL OF MINUTES:** Motion made by Vice President Baldwin, seconded by Director George, and passed unanimously to approve the minutes of the September 19, 2019 Regular Meeting with one correction.

**GENERAL MANAGER'S REPORT:** General Manager White asked if there were any questions on his report which was included in the packet. There were no questions.

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

**Treasurer's Report:** Treasurer and Secretary Archambault distributed the Report to the Board members at the meeting and went over the highlights of District Operations. There were no comments or questions.

**Clubhouse/Restaurant Committee:** President Rosenberg reported that the meeting will be held on Monday, October 21 at 1:00 P.M.

**Golf Committee:** Meeting canceled.

**Foundation Committee:** Vice President Baldwin's Report was included in the packet. Vice President Baldwin commented that he will be working with the Executive Secretary Alicia Murray on the Kiosk updates. The Foundation has received donations from family and friends of two deceased residents to purchase trees in their memory. There will be



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a motion in new business to ratify the purchase of seven trees. There were no comments or questions.

**Reserve Subcommittee:** No Report.

**Property Policy Committee:** Director Funk Report was included in the packet. Director Funk reported that their meetings will be held bi-monthly starting January 2020. There were no comments or questions.

**President's Report:** President Rosenberg provided some background information on adopting an annual budget prior to certifying the District's mill levy. Both Boards started the budget process earlier this year to allow the community more time to review the 2020 proposed budget. The District has decided to wait until they receive the final assessed valuation for property from the Arapahoe County Assessor's Office to set the mill levy. The final assessed valuation is due no later than December 10 with a deadline for certification of the mill levy to Board of County Commissioners by December 13 (due to December 15<sup>th</sup> falling on a Sunday this year). As part of the District's annual budget process, a notice of the Public Hearing was published in the Aurora Sentinel on October 10, 2019 with all required notification.

**UNFINISHED BUSINESS:** None.

## **NEW BUSINESS:**

John Coil the HGA Treasurer and Budget & Finance Chair gave a summary presentation on the 2020 Budget for HGA and HGMD.

- a.) **Public Hearing on the 2020 proposed Heather Gardens Metropolitan District Budget:** Motion made by Treasurer and Secretary Archambault, seconded by Vice President Baldwin and unanimous vote, the Board opened a public hearing on the proposed 2020 Budget.

A resident commented on holding down the subsidy cost for various amenities owned by the District. He also mentioned new residents he spoke to that recently moved to Heather Gardens were because of the low property cost and the amenities.

A resident had four questions. Asked for clarification on the miscellaneous revenue and miscellaneous expense on the budget because the amounts are the same. Treasurer and Secretary Archambault answered that was for the crosswalk. Asked about the District's insurance and if it was increasing at the same level as the HGA's insurance cost. Vice President Baldwin answered no, as the District is able to purchase insurance in a pool with other Districts. Asked about the \$20,000 election expense. Members of the Board explained that four Board positions will expire in May 2020 and based on the number of applicants for those positions the

District may have this expenditure. Asked why the revenue was down for the classes from 2018. Treasurer and Secretary Archambault answered budgeted figures are based on the class schedule listed on page 73.

A resident asked for clarification on the Board room AV system in the amount of \$20,700 and whether it included the new equipment currently be added to the Board room. President Rosenberg answered no and asked the General Manager to explain. General Manager White commented that this will be for upgrades to recording and mic system. The resident had additional questions regarding the capital expenditures, one for the banquet room carpet and the other three deal with the Golf Course equipment. General Manager White explained that the capital budget is not done the same as the operations budget. There will be a determination if there is a need for the project in 2020 or if the project could be delayed for a future year.

A resident asked why bonuses are part of the budget. President Rosenberg answered that it was a very small amount that averaged \$0.14 a month per unit. General Manager White added it was an incentive-based on performance and not guaranteed.

A resident asked what happens to the money that is not used in a budgeted year. General Manager White answered that it will roll over into a future budget.

A resident commented on how well the Heather Gardens property is maintained. Also, commented that the amenities attract people and sees Heather Gardens growing because of the amenities and how well maintained the property is.

Motion made by Treasurer and Secretary Archambault, seconded by Vice President Baldwin and unanimous vote, the Board closed the public hearing on the proposed 2020 Budget.

Motion made by Treasurer and Secretary Archambault, seconded by Director George and unanimous vote, the Board approved the 2020 budget as presented.

**b.) Motion to Ratify of the Purchase of Trees:** Motion made by Vice President Baldwin, seconded by Treasurer and Secretary Archambault and passed unanimously.

**c.) Motion to Approve the Purchase of Decoration Lights for the Clubhouse:** Motion made by Vice President Baldwin, seconded by Treasurer and Secretary Archambault and passed unanimously.

**OTHER BUSINESS:** None.

**OPEN FORUM:** None.




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**ADJOURNMENT:** There being no further business the meeting was adjourned at 11:35 a.m.

The next regular HGMD Meeting is Thursday, November 21, 2019 at 1:00 P.M.

  
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Bill Archambault, Treasurer and Secretary