



Heather Gardens Metropolitan District

HEATHER GARDENS METROPOLITAN DISTRICT

November 12, 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, November 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 October 15, 2015 were approved as written.
Minutes of the Special meeting on October 27, 2015 were approved as written.
Minutes of the Executive Session on October 27, 2015 were approved as written.

DIRECTORS' COMMENTS AND COMMITTEE REPORTS

HGMD President, Ed Kurtz:

HGA President, Forrest McClure: President McClure announced that the next HGA Board meeting is Tuesday, December 15, 2015 at 1:00 p.m.

Treasurer's Report (Bill Archambault, Treasurer):

Enterprise Fund: During October, Enterprise Fund revenue was \$196,019 and expenditures, including cost of goods sold were \$195,284. Revenue exceeded expenditures by \$735. Year to date revenue has exceeded expenditures by \$485,140.

Year to date revenue is approximately \$79,900 more than budgeted and year to date expenditures, including the cost of goods sold, are approximately \$141,800 less than budgeted. The clubhouse, golf course and the restaurant all have earned more revenue than budgeted through October. Expenditures are less than anticipated for the clubhouse, golf course, and capital expenditures. Legal fees are significantly more than anticipated.

Through October, restaurant sales are approximately \$19,900 more than budgeted. At the same time, expenses are only about \$13,000 more than budgeted. The restaurant is doing better than expected through October.

Restaurant Committee (Archambault): Report Distributed.

ARO President (Clarendon): President Clarendon reported that the ARs are working on the final changes for the resident directory. He also announced that the AR/AAR Orientation will be scheduled for the first week in December.

Residents wishing to address the Board on Agenda Items:

None

UNFINISHED BUSINESS:

1. **Exception to Policy Regarding Golf Cart Use:** Motion made by Francone, seconded by Hizer to table until the December meeting in order to get more information from the HGMD Attorney.

NEW BUSINESS:

1. **Announce Public Comment Forum for 2016 Budget:** Director Kurtz announced that there will be an Open Budget Hearing for the HGMD Budget on Monday, December 7, 2015 at 1:00 p.m. in the Heather Gardens Board Room. Copies of the HGMD Budget are available at the Management Office and also on the Heathergardens.org website.
2. **Approve Policy Manual Format:** Motion made by Francone, seconded by Archambault and passed unanimously that the Heather Gardens Metropolitan District approve the format for the HGMD Policy Manual.
3. **Discuss guidelines for Committees:** The board reviewed and discussed the draft for the committee guidelines. The Board made minor grammar and formatting changes to the documents. The changes will be made and brought back to the Board at the December meeting.
4. **Adopt Garden Plot Policies and Rules:** Motion made by Gaugenmaier, seconded by Hizer and passed unanimously that the Heather Gardens Metropolitan District Board of Directors adopt the Policies and Rules for the Garden Plot.
5. **Approve Garden Plot Lease:** Motion made by Gaugenmaier, seconded by Archambault and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve the Garden Plot Lease
6. **Establish Ad Hoc Committee for future current and future use of Linvale Place:** Motion made by Archambault, seconded by Gaugenmaier and passed unanimously that the Heather Gardens Metropolitan District Board of Directors approve the Formation of an ad hoc Committee to explore options and make recommendations to the board regarding the future use of Linvale Place.

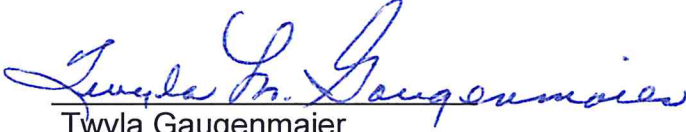
The formation of this Committee is subject to the following stipulations:

1. The target start date for this Committee will be January 2016.
2. The Purpose of the Committee will be developed by the Board and be subject to Board approval in December 2015.
3. Membership on the Committee will be designed to represent the Heather Gardens community in general with specific representation to be determined and approved by the Board in December 2015.
4. The Chair of the Committee will be appointed by the President of the Board and is subject to approval of the entire Board.

Residents wishing to address the Board:

1. Seven (7) residents spoke regarding the Garden Plot.

There being no further business the meeting was adjourned at 1:45 p.m. The next Regular meeting is Thursday, December 18, 2015 at 1:00 p.m.


Twyla Gaugenmaier
Secretary