



# Heather Gardens Metropolitan District

## HEATHER GARDENS METROPOLITAN DISTRICT SPECIAL BOARD MEETING Tuesday, October 10, 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 Tuesday, October 10, 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:** Chair, Baldwin called the meeting to order at 1:00 p.m. on Tuesday, October 10, 2017. A quorum was present.

**MEMBERS PRESENT:** Directors Craig Baldwin, Bill Archambault, Bonnie McMullen, and Sandra Rosenberg. Also in attendance were members of the HGA Board.

**MEMBERS ABSENT:** Gary Hizer (excused)

**STAFF PRESENT:** Calvin White, General Manager

**GUESTS PRESENT:** Jennifer L. Ivey with Icenogle Seaver & Pouge.

### **NEW BUSINESS:**

1. **Meet with HGA Board – Presentation of Resident Survey Results:** Susan Lambert a former Director on the HGA Board presented the Resident Survey Results to both Boards.

- **Survey Background:** The Resident Satisfaction Survey Satisfaction was done partially as one of the General Manager's performance objectives for the year. The survey was conducted between late August 2017 and September 15, 2017. The survey was designed by Lambert who has 20 plus years in Market Research. There was no cost to Heather Gardens other than the cost to make hard copies that were made for residents that did not have access to a computer. Renters, owners, non-resident owner residents, were able to participate. The average survey length was about 10 minutes.
- **Results:** A total of 759 Responses. 130 paper copies, and 629 surveys that were added directly to Survey Monkey by the participants. The Resident Survey Presentation and the Resident Survey Open Ended



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Questions are posted on the Heathergardens.org website under the Resource Center tab.

2. **Discuss Amendment to the Management Agreement:** The Boards discussed the Management Agreement Amendment. President Baldwin explained that the HGMD Board feels like the problem has disappeared and there is not a need to take action on the Management Agreement. General Manager White explained that documents should be reviewed every three years. Instead of both Boards taking action now, General Manager White suggested that the document should be reviewed in 2018 by both attorneys, at that point any amendments should be made if needed.
3. **Joint Budget Committee, discussion by John Coil and Bill Archambault:** The Budget & Finance Committee serves as an advisory role to the HGA and HGMD Boards by reviewing the monthly revenue and expense reports, insurance, contracts, revenues and investments, developing and recommending annual HGA and HGMD budgets, reviewing requests for major expenditures, especially projects not currently including the budgets. It was discussed that having the Treasurer of the HGMD Board back on the Budget & Finance Committee would be beneficial to both Boards. Jennifer Ivey the HGMD attorney explained that there is no problem with changing this Committee. Ms. Ivey said she would consult with the Association's attorney Mark Payne to be sure he has no problems changing the composition of the Committee.

**Move into Executive Session:** Executive Session pursuant to Section 24-6-402(4)(e), C.R.S. for the purposes of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators related to the golf pro contract.

## **UNFINISHED BUSINESS:**

## **RESIDENTS WISHING TO ADDRESS THE BOARD:**

**MEETING ADJOURNED:** There being no further business the meeting was adjourned at 3:00 p.m.

**ATTACHMENTS:** Letter from Craig Baldwin, President of HGMD regarding Management Agreement Amendment.

  
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Craig Baldwin, President