

UAHR HOA Representative Meetings

June 1, 2005

Attendance: Dennis Lyon- Aurora Golf Course Manager

Jim Sayer- Aurora Planning Department

Marsha Osborne- Neighborhood Planner

Rob Werking- Aurora Land Use Attorney

Molly Market- Ward IV Council Representative

Sue Sandstrom- Ward V Council Representative

Representatives and interested persons from the nine HOAs that surround Heatheridge Golf Course.

Molly Market attended the meeting as the facilitator not as a council representative. The agenda included: Gather Facts; ID/Agree on Problem; Decide on Preferred Solutions; and Action Steps.

Gather Facts:

Dennis Lyon-Golf Course Manager stated that the City of Aurora has seven public courses that are city managed and non-subsidized by public funds. The golf course debt burden has increased due to a decrease in the number of rounds sold. He said that the city does not have the capacity to absorb the debt of another golf course.

Jim Sauer-Aurora Planning Department stated that the Heatheridge Golf Course is zoned R-2, residential single-family attached (townhome) single-family and medium density multifamily. The zoning limits building height to 35 feet. As an example, the new development on Xanadu is the approved density and height. He also stated that the process to construction would include the submission of a site plan to the Aurora City Council and referrals to adjacent homeowners and associations.

Rob Werking-Aurora Land Use Attorney stated that the golf course was part of an environmental plan developed in the 1960s, which included 264 additional R-2 units annexed in 1969. The Planned Unit Development (PUD) was envisioned as a city within a city with a density of 15.9 dwellings per acre. He also stated that the city cannot deny private homeowners use of their property. He said he could point us to copies of the code, but could not advise us on this matter.

Molly Market- Ward IV Council Representative said she and Mr. Werking met with Mr. Jorgensen, the principal owner of D & G Golf, which owns the golf course. Mr. Jorgensen said he could no longer run the course as a private course and is interested in selling. Some contracts have been received for 'due diligence'. None of the interested persons have continued the process. Molly stated that the developers realize there is an active HOA organization interested in what happens to the course. The current developer interested in the property is listed as Hybernia Holders Development, which is developing in the Lowrey redevelopment. The contact is listed as Mark Fitzpatrick at

Ringsby Realty (303-892-0114 X4). Hybernia's address is listed at 5299 DTC Boulevard, #700 and the registered agent is Jane Williams.

Richard Doby-Representative from Fairway 16 had been in contact with a previous developer, Paul Powers of Pauls Corporation, which is developing in the Fitzsimons redevelopment and is no longer interested in the golf course.

Discussion: The course has two water wells, the water rights to which Mr. Jorgensen is marketing separately. The process of approval of a proposed project would take approximately 17 months from the approval of the city council. Another issue that would need addressed is the drainage. Drainage in the Heatherridge area is designed to utilize the ponds on the golf course to retain water. Any development would possibly require the developer to change the drainage system of the entire area.

ID/Agree on Problem:

We ultimately have two choices. Molly asked for a show of hands.

How many concede that the course will be sold and developed and see our mission as providing input into the development? 11

How many will do anything to keep it a golf course? 25

Are the members of the first group willing to allow the second group to pursue the goal of golf course? All yes

Decide on Preferred Solutions:

1. Stall developers until someone acceptable purchases the course.
2. Wait for the course to fall into foreclosure. If the course falls into foreclosure, the bank will sell it to whomever, for whatever without interest in our (the HOAs) input or interest.
3. Form a General Improvement District, which will require approval from two-thirds of the homeowners in the surrounding associations and development of a governmental body with the right to self taxation. Then purchasing the course as the district. That would include incorporation as a non-profit with officers and dues for maintenance of the course.

Action Steps:

Errol Rowland, HOA action committee chairman asked the group if they wanted to be reactive, which is what we have been up to now, or proactive. The group unanimously voted proactive. Being vigilant and keeping up with the process and attending Aurora City Council meetings with one voice is paramount. We can also look into registering as a coalition and how to be included in the dissemination of information from the city. The time to discourage developers is during the Due Diligence period in which there is a letter of intent and 60 to 90 days for the developer to decide to pursue or to pass on the development.