

10-19-2005 7:20pm Meeting

Private Residence

General Representative Meeting

7:20 Call to Order – Agenda

Chairman Errol Rowland called the meeting to order. He stated that an executive session was held with the voting members of the HOAs listed below prior to this meeting. A roll call vote unanimously reaffirmed the mission of UAHR, Inc.: **UAHR mission is to preserve our Heather Ridge 18 Hole Golf Course.**

– Introductions – Attendees:

Affiliation	Name(s)	Phone	Email
BrookShire Downs	Joe Grew	720-254h7366	josephgrew@yahoo.com
Burgundy	Errol Rowland	337h3458	errol@recycleus.com
Chimney Hill	Cathryn (Cathy) Thrash	353h4272	catbnker@comcast.net
Chimney Hill	Terry Moran	751h7149	tpmmoran@juno.com
Cobblestone	Kay Griffith (Ray)	337h6357	kaygriffiths@qwest.net
Cobblestone Crossing	Jane S Klein	306h7018	JaneKlein@comcast.net
Country Club Ridge	David Brahinsky	752h4940	DNB454@comcast.net
Country Club Ridge	Joan Brahinsky-Beldock	752h4940	joanbel@comcast.net
Double Tree	Jim & Sharon Gunderson	755h1600	sgrug@comcast.net
Fairway 16	Paul Manoogian	337h8680	PManoogian@aol.com
Fairway 16	George Dumas	750h4552	gdumas59@comcast.net
Heather Ridge South	Jim Heintz	755h5055	Jim.Heintz@ads-pipe.com
Sausalito	Vinny Roith	745h9805	vinnyjazz@aol.com
Strawberry	Debbie Sorensen	695h9472	debs86@earthlink.net
HRCC Member			
HRCC Member			
10/19 Total Attendees = 17			

7:27 Accomplishments – Committee Updates

• IDAG – Influencing Development Action Group – Vinny Roith, Chair

- **Development Activity** – Vinny Roith: Members of the IDAG have met with developers seeking to buy the golf course, have it rezoned and develop the fairways into housing. The most recent meeting was held on Monday. Because of recent political contacts and media coverage, the IDAG brought the Monday developer's proposals to the executive session for a vote to decide if the group should continue to discuss the proposals. The executive session voted to not continue negotiations with the developer because the proposals are not consistent with the UAHR's mission to preserve our Heather Ridge 18 Hole Golf Course. Vinny did say that we continue to maintain friendly relations with each developer. Vinny said, "We will listen to all developers equally".
- **Attorney Involvement** – Errol said we continue to keep Gary White up to date & rely on his coaching and advice on each step. He also stated that at the last general meeting David

Clinger (original Heather Ridge land planner consultant to EDI 35 years ago) strongly suggested the UAHR's need for a Land Use Attorney. Gary stated he would talk with city sources to determine the urgency of this need and will keep the UAHR informed as to the - who and when. A member of UAHR reported he was contacted by an Environmental Attorney who suggested an interest in our efforts. The words Pro-Bono were used in this communication. Kay Griffith, Cobblestone stated that several states have "Scenic Easement Laws". She asked if Colorado has a "Scenic Easement Law". Cathryn Thrash suggested we investigate involving an Environmental Attorney to initiate an EPA investigation. We will have Gary White look into both the "Scenic Easement Law" in Colorado and the EPA involvement. Jim Heintz, Heather Ridge South, a thirty year resident, questioned whether the original PUD documents were ever located. Both the City of Aurora and Arapahoe County say they have exhausted their search for the original approved site plan. UAHR asked again within the week and both said the documents cannot be found.

- **Meeting with City Planning** – Vinny and Errol had a meeting with the Aurora city planning office and asked the procedures for a developer to issues plans to develop the golf course. The planner said the golf course would need to be rezoned.

- **GCAAG – Golf Course Acquisition Action Group – George Dumas , Chair**

- **Special District** – George Dumas provided an update on the evaluation of public information for tax purposes to come up with a number for assessed values of each home. This info has been given to Gary White and he will provide numbers for assessed value and available bonds. Paul Manoogian, Fairway 16 had questions about financial specifics regarding the bonding and tax issues. George stated that Gary White should have the financial details worked out in a short time and that Paul's questions would best be answered by Gary and his staff. In review, Errol stated the three Special District items which will be on the ballot in the May 2006 election:

1. Should the UAHR Form a Special District?
2. Should bonds be issued to form the Special District?
3. Shall property taxes be assessed to repay the bonds?

The Special District can be formed and active without the bonding and the tax. This would be called a paper district which would be recognized by the City of Aurora and the State of Colorado as long as the proper forms are updated every year. However to gain control and insure preservation of the 18 hole golf course the bonding and tax would be necessary.

- **Business Plan** – A preliminary business plan for golf operations has been developed. Three golf course managers have volunteered to review the plan. They are evaluating the plan for reasonableness and making suggestions. Ed Kay and Errol have been working on the plan. Burgundy resident Lee Eldredge a CPA has offered to assist in the development. Paul Manoogian offered to review the final golf operations business plan.

- **GMOR -- Group Maintenance & Organizing Residents Group -- Jim & Sharon Gunderson, Chair**

- **Most Important Aspect of our Efforts** – Sharon Gunderson brought up the topic of news distribution and it was decided that we should use the web site for the news letter. Sharon suggested and the group concurred to plan a community wide meeting that will be held at the Heather Gardens Center or a convenient venue to accommodate more people than any HOA

Clubhouse. This date will be announced and information regarding the date will be posted in each community

- **UAHR.org Web Site** – We need to get the word out. Many still don't know the website is up. Suggestions are welcome.
- **City Council Election – Bob Fitzgerald – Steve Hogan** – Sharon emailed these incumbents for city council to express their views on the UAHR situation. Their responses will be published on the website.
- **HUB Thurs in Denver Post / RM News** – Encourage community writers participation from all residence in writing to the "HUB" & other media publications to indicate the importance of preservation of the Heather Ridge 18 hole golf course. The most effective comments will have a positive spin and not be critical of the city or the owner.

8:05 Organization – Golf Member – Secretary

8:07 New Business – No new business was brought up

8:12 Wrap Up – Adjourn – UAHR rep meetings are scheduled the 2nd Tues ea month - Next meeting → Nov 8 - 7pm at the Burgundy Clubhouse. A motion was made to adjourn the meeting by Jim Heintz and was seconded by George Dumas .

Respectfully submitted,

Jane S Klein, Secretary UAHR

The executive board decided Feb 1,2006 - not to publish the donation detail and to keep the contributors confidential. A contribution request is available only by appointment and only to UAHR members. Any member may call 303-745-9805 to arrange an appointment to view any specific donation and reconcile it with a bank deposit.