

# United Associations of Heather Ridge

(UAHR.org)

6:42pm - The meeting was called to order by Errol Rowland at the Fairway-16 Clubhouse 2600 S Vaughn Way.

The meeting was attended by the following:

Affiliation	Name	Affiliation	Name
City Council - Ward IV	Molly Markert	Country Club Ridge	David Brahinsky
Mayor	Ed Tauer	Country Club Ridge	Setsuko Hughes
WHITE, BEAR & ANKELE	Joseph J Lico	Double Tree	Jim Gunderson
Burgundy	Pam Bjerke	Double Tree	Pete Traynor
Burgundy	Brian Reising	Fairway 16	Dean Glorso
Burgundy	Errol Rowland	Fairway 16	Paul Manoogian
Burgundy	Lois Sandquist	Fairway 16	Barry Wallace
Chimney Hill	Oak McEachren	Fairway 16	Donna Wallace
Chimney Hill	Cathryn (Cathy) Thrash	Fairway 16	Sue Smith
Chimney Hill	Terry Moran	Fairway 16	Ben Barnes
Cobblestone	Garrett Fleming	Fairway 16	Jim & Sue Bruce
Cobblestone	Ted Brown	Fairway 16	Jack Eggleston
Cobblestone	Mary Lou Braun	Heather Ridge South	Jim Heintz
Cobblestone Crossing	John Lippe	Heather Ridge South	Ed Kay
Cobblestone Crossing	Jane S Klein	Heather Ridge South	Van Lewis
Country Club Ridge	Joan Beldock-Brahinsky		

## 31 UAHR Meeting Attendees May 9, 2006

Mayor Tauer was present voicing his support for our group and to ask for our help with a proposal by DOT to plan toll lanes on I-225. He explained briefly the city's view, shared by the Aurora Chamber of Commerce, that toll lanes on I-225 are not in the best interest of the city, nor Aurora residents. He said future meetings will be scheduled throughout the city to provide more information. **The city will not support the proposal to add toll lanes to I-225.**

Introductions of those attending were made and the agenda was accepted. The mission of the UAHR was stated and unanimously voted in favor: "To preserve the 18 hole Heather Ridge Golf Course in it's present form at a golf course market value price to protect our:

1. Open space,
2. Quality of Life and
3. Property Values."

March 14<sup>th</sup> minutes, published on the website were unanimously approved.

**Financial report** – Neither Vinny Roith nor Lee Eldredge were able to attend but had submitted the check register. All received and known bills have been paid and we have \$33,806.05 in the bank (See Addendum A).

### Accomplishments & Committee reports:

**Report from GMOR (Group Maintenance and Organizing Residents)** – Jo Reedy the new rep for GMOR was unable to attend; however, we continue to seek support from neighboring communities and are exploring different kinds of fund raisers. Jo and Jane Klein are each working on a T-Shirt campaign, design and sale strategy.

We need the database for eligible voters updated and that is currently being done. Each community is responsible for updating owner/voter information for their HOA.

We will be asking registered voters within the UAHR for signatures again on a petition to schedule the November election to form the special district. Petition gathering has been spearheaded by Jim & Sue Bruce, Fairway 16. Sue and Jim have suggested petition signatures be gathered at the summer HOA pot-lucks, barbecues and neighborhood gatherings. If you want to help, Jim & Sue can be reached at 303-750-4514 [sandjbruce@comcast.net](mailto:sandjbruce@comcast.net).

**Report from IDAG (Influencing Development Action Group)** – Errol and Molly Markert reported a meeting May 8<sup>th</sup> with the latest developer who has a contract to buy the golf course and clubhouse. His conceptual plans were almost the same as the last developer we met with in the February -- March time frame. His plans are also consistent with the UAHR mission; and will maintain the 18-hole golf course and driving range in its current form. The developer requests to remain anonymous until a later time, however he is willing to work with us, the city, and the owner regarding the development. He is aware of and supports the UAHR plan to form the Special District. His idea seems to be for a “golf club” not necessarily a “country club”. This will still provide the amenity of open space. The developer stated the footprint of the development will be at the NW corner of Xanadu and Iliff, where the parking lot & clubhouse are now. The possibility of a high-rise is being discussed. This will involve going to City Council for a height variance approval and he wants representation from UAHR to meet with he and city planning department. The developer suggested the owner, the city and the UAHR all remain in open communication as the plans proceed. All parties agree, this open communication is the best method of bringing forth a positive outcome for all. We will learn more information regarding the sale of the course as it is available. Molly mentioned that she remains supportive of our mission and encouraged us to go forward with the Special District formation election in November.

**Report from GCAAG --** Van Lewis said research is suggesting new & beneficial advantages to the formation of the Special District other than what we first planned. He introduced a new website that provides information regarding land rights, special districts, and rules applying to HOAs that is bountiful with benefits. The site is Colorado Department of Local Affairs. See <http://www.dola.state.co.us/LGS/TA/election.htm>, (not dola.gov which was referred to incorrectly in the meeting). Van also referenced Colorado’s websites for looking at Article 32 statutes concerning Special Districts. That address is <http://colorado.gov/colorado-how-do-i/government-law.html>, then click on **LexisNexis** (that’s free). Van stated his belief that this website is critically important for everyone to review. He recommended we put a link to it on our website and in the Minutes for this meeting as follows:

Go to <http://www.dola.state.co.us/> which opens with their home page. Once opened, go the left side of that page and select and double click on Information and Publications. When that page opens, go to topic area Publications (center of page about half-way down) and double-click on Local Government Assistance Guides. The next page that opens has in its center an alphabetical list of topics. Go to the following for further information: Forming & Statutory Responsibilities of Title 32 Special Districts; Special District Elections: Review for Homeowners; Special District Service Plans; TABOR, Gallagher & Mill Levies.

We need the political power that a Special District will provide us. Van will write and be published in various news venues in the next few months to inform people of the Special District and to express the need for such. He will explain the benefits regarding fees for HOAs when fees are converted to property taxes. This makes it possible to not lose unpaid fees for foreclosures or bankruptcies. Between now and November there will be 8 publications in various news sources to get this information public.

We are increasing the proposed board members for the proposed special district from 5 to 7 (the maximum allowed). The nominated members to date are from the following communities: South of Iliff -- 2 from Burgundy, 1 each from: Sausalito, Heather Ridge South – North of Iliff – 1 each from Country Club Ridge, Cobblestone and Cobblestone Crossing. This proposed board consists of 1 Heather Ridge Country Club member, 1 other golfer, 3 women and 4 men. The UAHR board believes this provides a good representation of the community and we appreciate them volunteering their time, money and effort to move forward to achieve the mission of the UAHR. Any registered voter within the boundaries of the Special District, may also run for one of the 7 seats on the proposed board. Contact a board member if you wish to be on the ballot. We will have the Special District legal descriptions checked with voter eligible lists from the Arapahoe County Clerk Office.

**Old Business:**

1. Seek new volunteer for GMOR – **Done – Jo Reedy**
2. Notify community of election date change – **Done – Van -- Mailing**
3. Prepare financial and presentation strategy for November – **In Process**
4. 2<sup>nd</sup> round of fund raising letters to residents who have not responded – **on hold until next month**
5. Continue with Alternative Funding – **Lee & Errol**

**New Business -- To dos:**

1. Meet with attorney Joe Lico, WBA to correct the special district filing and election details:
  - a. Not to exceed election ballot from \$40 million to a more realistic amount.
  - b. Increasing the directors to the maximum allowed - from 5 to 7.
  - c. Correcting the legal descriptions to agree with the Special District maps
2. 2<sup>nd</sup> round of fund raising letters to residents who have not responded – **on hold until next month**
3. Continue to research more of the benefits of the formation of the Special District
4. Continue to meet with communities regarding the Special District issues and election
5. Evaluate the need/costs/benefits of acquiring visual aids for the community meetings

Note: A small group will meet with the attorney - Joe Lico - following the meeting to address and resolve the **New Business item #1** –a. b. & c. above.

**NOTE THIS CHANGE:** Next scheduled meeting will be the 2nd Tues – June 13<sup>th</sup> at 6:30pm -- Burgundy Clubhouse - 2685 S Xanadu Way

The meeting was adjourned at 7:43pm.

Jane S Klein, UAHR Secretary 5/10/2006

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## Addendum A:

## UAHR.org Check Book

Date	Transaction	\$ Debit	\$ Credit	\$ Balance
12/29/2005	Balance Forward			\$ 8,656.37
1/12/2006	DEPOSIT - #12		\$ 2,125.00	10,781.37
1/23/2006	#1006 - Otten Johnson Robinson, Et Al	\$ 5,000.00		5,781.37
1/24/2006	DEPOSIT - #13		314.00	6,095.37
1/24/2006	KEYCARD - OFFICE DEPOT	122.65		5,972.72
1/31/2006	#1007 - UPS Store #711 - Printing	126.78		5,845.94
1/31/2006	#1008 - USPS - Postage	546.00		5,299.94
2/1/2006	DEPOSIT #14		200.00	5,499.94
2/1/2006	Keycard - Kinko's - Printing	77.83		5,422.11
2/6/2006	DEPOSIT #15		1,224.00	6,646.11
2/6/2006	DEPOSIT #16		1,335.00	7,981.11
2/8/2006	DEPOSIT #17		3,371.00	11,352.11
2/10/2006	DEPOSIT #18		1,717.00	13,069.11
2/13/2006	#1005 - White Bear & Ankele - Legal	3,524.26		9,544.85
2/14/2006	DEPOSIT #19		1,546.00	11,090.85
2/16/2006	DEPOSIT #20		2,957.00	14,047.85
2/21/2006	DEPOSIT #21		1,635.00	15,682.85
2/21/2006	DEPOSIT #22		1,381.00	17,063.85
2/21/2006	#1009 - Edith Reidel - Exp - Fundraiser	32.65		17,031.20
2/21/2006	#1010 - Errol Rowland - Exp - Fundraiser	35.05		16,996.15
2/28/2006	DEPOSIT #23		2,709.00	19,705.15
2/28/2006	DEPOSIT #24		502.00	20,207.15
2/28/2006	Bank Charges	14.25		20,192.90
3/1/2006	DEPOSIT #25		2,285.00	22,477.90
3/1/2006	DEPOSIT #26		1,860.00	24,337.90
3/1/2006	DEPOSIT #27		2,285.00	26,622.90
3/6/2006	DEPOSIT #28		1,685.00	28,307.90
3/11/2006	DEPOSIT #29		1,806.00	30,113.90
3/11/2006	#1011 - White, Bear & Ankele - Legal	350.29		29,763.61
3/17/2006	1 & 1 Internet	29.94		29,733.67
3/17/2006	Chargeback	207.00		29,526.67
3/18/2006	#1012 - Spec Dist Assoc od CO - Tape	25.00		29,501.67
3/20/2006	DEPOSIT #30		1,621.00	31,122.67
3/27/2006	#1013 - Costco - Copy Paper	25.99		31,096.68
3/27/2006	#1014 - USPS - Postage	127.14		30,969.54
3/31/2006	Chargeback Fee	6.00		30,963.54
3/31/2006	DEPOSIT #31		1,191.00	32,154.54
4/11/2006	DEPOSIT #32		959.00	33,113.54
4/13/2006	DEPOSIT #33		2,047.00	35,160.54
4/19/2006	DEPOSIT #34		300.00	35,460.54
4/19/2006	#1015 - USPS - Postage	448.50		35,012.04
4/24/2006	#1016 - White, Bear & Ankele - Legal	563.99		34,448.05
5/8/2006	#1017 - Otten Johnson Et Al - Legal	642.00		33,806.05