

UAHR REGULAR MEETING Minutes

(2nd Thursday each month 4:00pm – After HRMD01 Regular Meeting - providing business to conduct)

United Associations of Heather Ridge

Thursday, September 11, 2008 – 4:00 pm
2881 S Xanadu Way – Heather Ridge South Clubhouse
Aurora, Colorado 80014

Affiliation	Name	Affiliation	Name
Burgundy	Maurine Witting	Country Club Ridge	Joan Beldock
Burgundy	Richard Witting	Double Tree	Jim Gunderson
Burgundy	Errol Rowland	Double Tree	Pete Traynor
Burgundy	Edie Reidel	Fairway 16	Joanie Ott
Chimney Hill	Tom Bentz	Fairway 16	Jim Bruce
Chimney Hill	Terri Bentz	Fairway 16	Sue Bruce
Cobblestone	Jim Conrad	Fairway 16	Millie Cowen
Cobblestone	Mary Lou Braun	Heather Ridge South	Ed Kay
Cobblestone Crossing	Jeff Jones	Heather Ridge South	Van Lewis
Cobblestone Crossing	Debbie Jones	Sausalito	Vinny Roith
Cobblestone Crossing & HRCC Gen Mgr	George Wahbeh	Sausalito	Dean Weber
		Strawberry	Jan Butsch

23 UAHR Meeting Attendees 9/11/2008

- 4:01pm Call to order – Introductions – Declaration of Quorum / Director Qualifications – Re-affirmation of UAHR Mission– Preserve the Open Space – Protect property values — Safeguard Quality of Life – Support HRCC
- Approval of Agenda – Unanimous – Approval of Financials – Checkbook on UAHR.org – Unanimous
- Approval of Minutes of October 11, 2007 – Unanimous
- Moment of silence in memory of Dick Jorgensen & his contribution to bring community to the UAHR HOAs.
- General Items
 - SDAG – Special District activities – Van Lewis, Heather Ridge South reported on news from the HRMD01: The HRMD01 law firm, White, Bear, Ankele, P C has replaced our appointed attorney Joe Lico with K Sean Allen. A brief HRMD01 meeting will be held in the fall at a regular scheduled meeting for budget approval. Van also distributed copies of news release entitled, The Future of Heather Ridge Country Club. It appeared in the Denver Post / Rocky Mountain News “Your Hub” regarding the Heather Ridge. The article can be viewed on UAHR.org, (9/3/2008) **The Latest & Media** section.
 - IDAG – Influence Development – Receiver relationship with UAHR activities – This is covered later in the meeting by George Wahbeh, Cobblestone Crossing & GM for HRCC. Van Lewis talked about the improvements we have all been seeing to the Heather Ridge Apartments. The Apartments recently sold (renamed Sanctuary at Heather Ridge) and is being remodeled into luxury units. Located across from the Double Tree Hotel at Iliff Ave. & I-225, its seven buildings on S. Xanadu Way & S. Vaughn Way include 358 units, swimming, and underground parking. Rents will range from \$530 for a studio, to \$1661 for a penthouse. This should improve the quality of our area and help with property values. Ariane Walkinshaw (303-751-3636), the property manager, is available to provide tours and answer any questions.
 - GMOR – Tom Bentz, Chimney Hill, volunteered to join the UAHR Board and to Chair the GMOR (Group Maintenance and Organizing Residents).
 - Water discussions – Errol Rowland, Burgundy reported the receiver, the golf course superintendent, city personnel, a civil (water) engineer and 3 UAHR home owners met to discuss excess water owned by the golf course. This

preliminary meeting was to investigate possibilities and to determine if there is common ground for further discussions regarding this excess. It was determined that once the property is sold, further talks may occur.

- Boundary Issue for all communities around golf course – Van Lewis, Heather Ridge South brought up the subject of golf course / HOA property line discrepancies. It was agreed this discussion could be addressed with a new owner at a later time.
- RTD candidates for election – Joanie Ott, Fairway 16 reported she would attend the **RTD - Meet the Candidates** hosted by Heather Gardens on Wednesday, September 17th 1:00pm – 2:30pm in the Blossom Banquet Room (Community Center – Clubhouse Bldg—2888 S Heather Gardens Way – 303-751-1811). Joanie urged each UAHR HOA to have someone represented at the meeting. She said this is a very important election especially with I-225 Corridor and the planned light rail Iliff Station. Joanie said some of the candidates have questionable credentials and past performance. She suggests this is a very important issue and is available for Q&A at 303-755-3119. She also will have a report for us after the 9/17 meeting that will be emailed to each UAHR rep and posted on the UAHR website.
- Golf Course Management/Ownership update – We are fortunate that a UAHR member George Wahbeh, Cobblestone Crossing, has been selected as the new HRCC General Manager. He begins work tomorrow. George was hired by receiver Cordes and Company to run the day to day operation at Heather Ridge Country Club. George is seasoned and experienced golf manager with vast experience at many golf courses in Colorado, in the private, public and military sector. George has had the privilege to work with world renowned golf course architect Jim Engh and the city of Castle Rock with building Red Hawk Ridge Golf Club. George said “. . . not too many pros get a chance to have a hand in building a golf course, what a learning experience.” George is a trusted friend to the existing HRCC membership and will be instrumental in rebuilding the membership. He said, “We will be contacting the old members and letting them know that we are under new management. This will be accomplished by word of mouth from the existing members to previous members, advertising in the different HOA monthly newsletters and local golf publications. We need to unite and make the Heather Ridge an inviting place for all, old members, new members residents of the golf course and guests. We live here, let’s play here, and bring Heather Ridge back to the way it use to be.” George continued, “UAHR neighbors are welcome to walk on the golf course before 7:00am and after 7:30pm in the spring and summer months, but to please treat the facility with respect and courtesy and be watchful for golfers. George is also asking neighbors to be observant for vandalism and misuse on the golf course and to report it to the golf shop as soon as possible. Children are not allowed to be on the golf course with out a responsible adult. This is for their safety. UAHR members are welcome to play golf at Heather Ridge after 12:00 pm the green fees will be \$ 35.00 this includes a golf cart. So come and play, eat or just hang out and enjoy the place that we all love.” The UAHR board and each HOA representative urge the community to start using the facility for golf, having breakfast, lunch and beverages.
- Ed Kay suggested he and Van Lewis work up a Promotional Flyer to distribute through out. Tom Bentz agreed to contact each HOA for the purpose of getting the neighborhoods to actively participate in the HRCC. The group agreed to budget \$200- toward this effort.
- No other business was brought up for discussion – The next UAHR meeting will be on the 2nd Thursday each month 4:00pm – After HRMD01 Regular Meeting - providing business to conduct. (The last meeting was 11 months ago)
- 5:03pm Adjourn

UAHR Board	HOA	Name		Phone (303)	Email
gmor@uah.org	Country Club Ridge	Joan Beldock		752-4940	joanbel@comcast.net
	Cobblestone	Mary Lou Braun		337-7142	MaryBraun8@aol.com
	Country Club Ridge	Lee A Eldredge, CPA	Treasure	873-9783	eldredgeassociatesinc@juno.com
	Cobblestone Crossing	Jane S Klein	Secretary	306-7018	JaneKlein@comcast.net
	Heather Ridge South	Van Lewis	SDAG	550c1362	van@vanlewis.com
	Fairway 16	Ed Oswald	IDAG	750-9920	oswald59@msn.com
	Chimney Hill	Tom Bentz	GMOR	752-1898	puttn4par@msn.com
	Sausalito	Vinny Roith	VP	745-9805	vinnyjazz@aol.com
	Burgundy	Errol Rowland	President	337-3458	errol@uah.org

UAHR.org Check Book

Date	Transaction	Debit	Credit	\$ Balance
1/11/2007	#1054 - White, Bear & Ankele - Legal	30.15		\$21,659.89 †
2/15/2007	#1055 - White, Bear & Ankele - Legal	269.34		21,390.55
2/16/2007	! + ! Internet, Inc.	29.97		21,360.58
3/14/2007	#1056 - St. James Educ. Found. - Contrib	100.00		21,260.58
3/14/2007	#1057 - White, Bear & Ankele - Legal	2,123.40		19,137.18
4/18/2007	#1058 - White, Bear & Ankele - Legal	845.50		18,291.68
5/8/2007	1 & 1 Internet, Inc.	29.97		18,261.71
5/10/2007	DEPOSIT #47 - Candy Sales		186.00	18,447.71
5/10/2007	#1059 - Molly Markert - Re-election	200.00		18,247.71
5/17/2007	#1060 - White, Bear & Ankele - Legal	2,664.22		15,583.49
5/17/2007	#1061 - The Russell Company - Web Site	500.00		15,083.49
6/20/2007	#1062 - T. Charles Wilson Ins Svc - Bond	25.00		15,058.49
6/20/2007	#1063 - White, Bear & Ankele - Legal	2,485.72		12,572.77
7/26/2007	#1064 - White, Bear & Ankele - Legal	1,455.52		11,117.25
7/26/2007	ATM - SOS - Annual Report	10.00		11,107.25
8/6/2007	#1065 - USPS - Postage - Post Cards	293.02		10,814.23
8/7/2007	1 & 1 Internet, Inc.	29.97		10,784.26
8/9/2007	#1066 - Van Lewis - Postage Post Cards	270.06		10,514.20
8/9/2007	Check #1065 Voided		293.02	10,807.22
8/10/2007	DEPOSIT #48		5,000.00	15,807.22
8/11/2007	#1067 - White Bear & Ankele - Legal	1,886.49		13,920.73
9/13/2007	#1068 - Van Lewis - Post Card #2	351.23		13,569.50
9/26/2007	#1069 - White, Bear & Ankele - Legal	1,997.74		11,571.76
9/26/2007	#1070 - UPS Store - Printing	40.30		11,531.46
9/26/2007	#1071 - Errol Rowland - Exp/Office Depot	37.82		11,493.64
10/9/2007	#1072 - White, Bear & Ankele - Legal	868.45		10,625.19
10/11/2007	#1073 - Van Lewis - Post Card #3	702.24		9,922.95
11/12/2007	#1074 - T. Charles Wilson Ins Svc - Bond	100.00		9,822.95
11/12/2007	#1075 - White, Bear & Ankele - Legal	1,871.25		7,951.70
11/14/2007	1 + 1 Internet, Inc.	29.97		7,921.73
12/16/2007	#1076 - White, Bear & Ankele - Legal	50.00		7,871.73
1/8/2008	#1077 - White, Bear & Ankele - Legal	1,464.53		6,407.20
2/10/2008	#1078 - White, Bear & Ankele - Legal	835.00		5,572.20
2/12/2008	1 + 1 Internet, Inc.	29.97		5,542.23
3/13/2008	#1079 - White, Bear & Ankele - Legal	1,500.08		4,042.15
4/6/2008	#1080 - The Russell Co. - Website	200.20		3,841.95
4/6/2008	#1081 - White, Bear & Ankele - Legal	370.16		3,471.79
4/8/2008	1 + 1 Internet Inc.	18.05		3,453.74
5/5/2008	#1082 - White, Bear & Ankele - Legal	328.50		3,125.24
5/14/2008	#1083 - Errol Rowland - BOD Meeting Expenses	620.02		2,505.22
5/15/2008	DEPOSIT Simmons & Wheeler See #1082		328.50	2,833.72
7/7/2008	1 + 1 Internet, Inc.	29.97		2,803.75
8/7/2008	#1084 Flowers for Jorgensen Family	107.72		2,696.03
8/12/2008	ETF Colo Sec of State UAHR Annual Report	10.00		2,686.03
†	Note refer to Check Book Ending Balance in Minutes of Previous meetings			