

**The UAHR, INC. REGULAR MEETING OF THE  
BOARD OF DIRECTORS MINUTES**

**January 4, 2011**

**I. Establish a quorum:** 5 of 9 directors needed.

**Present**

|                 |              |                |
|-----------------|--------------|----------------|
| Josie Spencer   | Scott Dunham | Larry Ransford |
| David Brahinsky | Jan Butsch   | Richard Doby   |
| Pat Horton      | Jan Lucas    | Margo Plemone  |
| Edie Reidel     | Pete Traynor |                |

**Guests:**

|               |              |             |
|---------------|--------------|-------------|
| Ray Griffiths | Van Lewis    | Mike Ritter |
| Errol Rowland | Bette Secord | Bill Secord |
| Dick Witting  |              |             |

**II. Call to Order:** A quorum was established with 08 of 09 HOA's represented. The meeting was called to order 6:04 PM

**III. Guests to address the Board:**

- A. Mike Ritter GM of the Golf Club addressed the board regarding the Food & Beverage contract negotiations which were with the lawyers for review at the time of the meeting. The new restaurateur envisions a Neighborhood Pub (sports oriented) and is hoping to achieve annual revenue of 1.5 -2 million. It will probably take longer than 12 months to build the revenue to that point but all are hoping for steady progress in growth. The target date for opening is the 1<sup>st</sup> of March. The negotiations for the transfer of the liquor license from Dumitri have been completed and both parties parted ways amicably.
- B. Mike and Ray Griffiths also discussed in length the need for a new irrigation system for the golf course. They are convinced that it can be achieved with additional borrowing of funds, but **without an increase in taxes!** A lengthy question and answer period followed with all board member questions answered.

**IV. Board Meeting Minutes**

- A. The Board of Directors reviewed the minutes of the December 7, 2010 meeting. On a motion duly made, seconded and unanimously carried the Board of Directors

approved the December 7, 2010 minutes with corrections as noted.

#### **V. Unfinished Business**

- A. Larry Ransford explained he had received some of the swimming pool contracts from the HOA's but with 3 of the HOA's using the same company, he actually only received contracts from only 2 companies. This won't allow for economy of scale savings at present, but he will save these as potential referrals if any HOA's are in search for new companies.
- B. Bylaws: Josie reported the by-laws are in the early stages of being drafted.

#### **VI. New Business:**

- A. A request was received from the Metro District Board that The UAHR hold Community Information Meetings explaining the need for a new irrigation system, and the Board's ability to borrow the money without increasing taxes. They further requested that at the completion of the meetings that the UAHR provide a recommendation (non-binding) as to whether or not we support proceeding with the project. After some discussion that the meetings would be held on the following days and times, upstairs at the Golf Club at HeatherRidge.
  - Monday January 24<sup>th</sup> at 6:30 PM
  - Wednesday January 26<sup>th</sup> at 2:00 PM
  - Thursday January 27<sup>th</sup> at 6:30 PM
- B. The UAHR web site needs some updating and refreshing. Scott Dunham volunteered to work with Errol Rowland on this project.

**VII. Adjournment:** There being no further business to come before the board, the meeting was adjourned at 7:23 PM.

**Board approval**