

**THE UAHR, INC. REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES December 6, 2011**

I. Establish a quorum: 5 of 8 directors needed.

Present:

Josie Spencer- <i>Heatherridge South</i>	Scott Dunham- <i>Chimney Hill</i>
Jan Butsch- <i>Strawberry II</i>	Richard Doby- <i>Fairway 16</i>
Harold Eagen- <i>Fairway 16</i>	Pat Horton- <i>Sausalito</i>
Margo Plemone- <i>Cobblestone</i>	Edie Reidel- <i>Burgundy</i>
Pete Traynor- <i>Double Tree</i>	

Absent:

Representative-*Country Club Ridge*
Representative -*Cobblestone Crossing*

Guests:

Joan Beldock HRMD Board of Directors
Mary Lou Braun HRMD Board of Directors
Matt Backus Manager Noonans'
Larry Ransford GC at HR
Errol Rowland President HRMD Board
Van Lewis-HRMD Board of Directors

II. Call to Order: A quorum was established with 08 of 10 HOA's represented. The meeting was called to order at 6:01 PM.

III. Guests to address the Board:

- A. Matt Backus spoke briefly and updated us on events at Noonan's. The new Illiff Avenue sign should be finished within the next few weeks. Some positive and some negative feedback was provided to Matt, and board members were requested to provide the date and approximate times when poor service was provided as this makes it easier for management to evaluate both the severs and also whether adequate amount of staff was on duty to provide good service

- B. Joan Beldock is chairperson of the committee working on conditions of sale for the club house. They continue to develop a list of restrictions which would have to be agreed to by any purchaser prior to any sale. The list is still being developed.

- C. Larry Ransford GC at HR presented an update on Golf Course operations. The Golf Course is losing money and it remains to be seen if the course opens in January 2012. He has crunched all the numbers and needs a commitment for annual membership and premium card sales of \$150,000 in order to operate the course from January to March and prepare the course for the peak operating months of April thru September. Some of the communities members continue to express anger at what they feel were inept management decisions and mismanagement in general. However, Larry chose to put the past behind and focus on the positive response and promises of support he has received from the Men's' and Women's' Golf Clubs. He also noted that the golf course had earned the projected income for both Nov. and Dec in the month of Nov only, so if the weather co-operates we could earn additional funds. The Metro Districts' was also looking at items to see if some expenses could be switched to asset upkeep expenses as opposed to golf course operation expenses. This would help with the 2012 projected budget.

IV. Old Business

- A. A brief update was provided by Margo Plemone. There doesn't seem to be much community support so not much money is being raised.

- B. Due to time constraints, a motion duly made, seconded and unanimously carried the Board of Directors agreed to table all further business until the January 2012 meeting.

VII. Adjournment: The meeting was adjourned at 7:09PM.

Board approval

