

OLF CLUB AT HEATHER RIDGE
HEATHER RIDGE METROPOLITAN DISTRICT
13521 East Iliff Avenue
Aurora, Colorado 80014
303-755-3550

Date Established: July 20, 2010

G-CAT Board Meeting
April 21, 2025
3:00 p.m.

In attendance at the regularly scheduled meeting to establish policy, procedures and to maintain operations of the business:

Loren Janulewicz, President; Vic Evans, Board Member; Marcy Greene, Board Member; Teresa Anderson, Board Member and Secretary; Audrey Romero, Director of Golf Operations; Carter Burks, Superintendent; Will Crandell, Guest
Absent was Board Member John Hartnett

Loren called the meeting to order at 3:05 p.m.

Audrey introduced Will Crandell who she recently hired and is currently working in the pro shop and is doing some marshalling.

- Minutes from the January 27, 2025, meeting were approved.
- Loren said that Heather Ridge Golf Course had a very good 2024. He also thanked Audrey for bringing in merchandise with the Heather Ridge logo and that he had noticed people out and about with shirts, hats, etc. which he felt was spreading good will for the course.
- Prior to the meeting, Board members received from Audrey via email the Profit and Loss Statements for the months January, February and March, 2025, as well as the Month-to-Date Performance Snapshot Reports and Days Open Reports the months of February and March, 2025. In February the course was open 11 days with 1,208 rounds played and an overall year-to-date decrease in sales of 2%, but a month-to-date increase of 62% over February, 2024. In March, the course was open 27 days with 3,604 rounds played and an overall year-to-date increase in sales 24%, and month-to-date increase in sales of 40% over 2024. Loren asked if there had been any pushback from golfers regarding the increased green fees. Audrey said there had not really been any, particularly since most other area courses had raised their prices even higher.
- Audrey reported that the new water station has been installed in the hallway. She also reported that she has no plans for further updating the club house at this time.

Audrey said the “Bob Sled” which has been used by the marshals has reached the end of its life so a new marshals’ cart is needed. She was able to get a temporary replacement from Masek and discussed options for the lease or purchase of a cart with them. She said to add a cart to our current lease would cost \$161.00 per month for 47 months (the remainder of our lease term), or a 2020 model cart can be purchased from Masek for \$6,800. Teresa moved, and Marcy seconded, that the cart be purchased. The Board approved.

- Audrey discussed “dynamic pricing” of green fees using an algorithm based on supply and demand of tee times on weekends and holidays. After discussion and Audrey’s explanation of how dynamic pricing works and the fact that it is being used at other area golf courses, the Board approved the implementation of dynamic pricing on a trial basis. Audrey said she would report back to the Board at its next meeting as to how this is working for the golf course.

 - For homeowner issues, Audrey reported that the issue she and Carter reported at the last meeting about the resident who let his dog run loose around the 9th fairway had been solved by the resident moving away. Audrey also reported that she was in the process of discussing an issue with a Property Management representative of Strawberry who felt it was the responsibility of the golf course to repair siding from golf ball hits in that development. Audrey said she will send this representative an email suggesting he discuss this matter with Strawberry’s HOA board. There was also an incident where Audrey called 911 to report a resident of the apartment complexes along Hole #8 who was aggressive and intoxicated and who charged at her and Will while they were in a golf cart after they had asked him to get off of the golf course. Audrey said she has previously spoken to the leasing agent for those apartments about residents coming onto the golf course. Audrey said she, Will and Carter will continue to monitor this type of situation to keep golf course personnel and golfers safe.

 - For grounds updates, Carter said that the course had received 50 tons of bunker sand which has been put into the bunkers.
- He also said he is getting a lean-to built in the maintenance area to cover equipment and expects it to be delivered in a couple of weeks.
- He reported that the pump and pipe is in for the Fox Hill well behind the 13th green and the only thing remaining is to connect the current wiring to bring the well on line which will be done either next week or in mid-May. He said that fortunately the wiring that was in place was sufficient so that trenching and the installation of new wiring was not necessary.
- Carter said that he will be working on some repairs to the pilings on the green side of the lake on Hole #7 across the bridge.
- Teresa asked about the bridge across the gully on Hole #10. Carter said the bridge will be coming out once the grass is filled in so there will only be a hump across where the gully was.
- Carter said he and the crew are currently working on fairway aeration. Loren asked about equipment and staff. Carter said all equipment is good and that the staff is all good.

The meeting was adjourned at 3:48 p.m. The next meeting will be June 16, 2025.

Respectfully submitted.

Teresa Anderson, Secretary