

GOLF 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  
July 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  
John Hartnett, Board Member  
Teresa Anderson, Board Member and Secretary  
Audrey Romero, Director of Golf Operations  
Carter Burks, Superintendent

Loren called the meeting to order at 3:10 p.m.

After a brief discussion about some issues involving residents of Cobblestone, an HOA community that abuts Holes 7, 8 and 9 of the golf course, the members of Board went outside to meet with Sara Weller, Cobblestone Community Association Manager, Ray Griffiths, a member of the Cobblestone HOA Board, and a Cobblestone homeowner named Susan (no last name given) to view the tee box on Hole #7. The Board members together with Ms. Weller, Mr. Griffiths and Susan then returned to the 19<sup>th</sup> Hole meeting room where Mr. Griffiths described issues with golf balls coming onto the property and to discuss what additional steps, if any, the golf course and the Cobblestone residents and HOA might do to help mitigate this issue. Mr. Griffiths referenced a previous understanding with past superintendent, Bob Knutson, to keep the blue and white tee markers on the left side of the tee box on weekends, beginning Friday. Ms. Weller, Mr. Griffiths and Susan then left the meeting so the Board members could discuss the matters raised.

The regular meeting then resumed.

- Minutes from the April 21, 2025, meeting were unanimously approved.
- Prior to the meeting, Board members received from Audrey via email the Profit and Loss Statements for the months April and May, 2025, as well as the Month-to-Date Performance Snapshot Reports and Days Open Reports the months of April, May and June, 2025. In April the course was open 24 days with 4,211 rounds played and an overall year-to-date increase in sales of 16%, and a month-to-date increase of 6.8% over April, 2024. In May, the course was open 29 days with 6,396 rounds played and an overall year-to-date increase in sales 16%, and month-to-date increase in sales of 15.6% over 2024. In June, the course was open 30 days with 7,554 rounds played and an overall year-to-date increase in sales of 11% and a month-to date increase in sales of

3.7% over 2024. Audrey reported that there had been no issues from golfers regarding the implementation of dynamic pricing noting that most of them kind of expected it because of their experiences with other area courses.

- Audrey discussed ways in which to increase golf course revenue. She said that the addition of more merchandise in the pro shop had increased sales and said she was thinking of doing some redesign of the pro shop to better display merchandise.

Audrey also reported that there was some staff reworking and that some of the marshals were also working in the pro shop. She said she had made Stan Lacy the head marshal to meet with the other marshals and better coordinate marshalling of the course. She also said an "incident book" had been started so that the staff and marshals could report any issues with golfers, people walking on the course, homeless people, etc. so that staff and marshals who don't work every day can be aware of what might be occurring on and around the golf course to help with consistency.

- For homeowner issues, Audrey reported there had been none in particular. The Board then discussed what it could do with regard to the issues raised by the Cobblestone meeting referenced above. After all the mitigation the golf course has tried to do to help prevent golf balls from going into the Cobblestone community, including planting trees along the left side of the fairway, extending the fence on the left side of the tee box, and installing an aiming pole in the fairway, the only other thing the golf course can do is keep the blue and white tee markers on the tee box to the left side of Hole #7 tee box on Friday, Saturday and Sunday. Carter said he would instruct his crew to do this. Audrey will communicate this to Ms. Weller.
- For grounds updates, Carter said he is replacing the wooden stairs on the back of Hole #18 tee box with concrete. He also said the land bridge across the ditch on Hole #10 will be removed. He said all wells are working well after an inquiry by Loren. For the fall, he said a few trees need to be removed and the growth of clover will be addressed. He said the old Sand Pro died and a new one has been purchased for \$5,600.

Because of a Colorado law effective June 1, Carter has purchased 90% of the battery equipment needed to maintain the course to replace the gas powered equipment (weed eaters, push mowers, etc.), along with extra batteries and chargers. He said with all the deals he found and the discounts provided, it only cost \$4,661.

Carter also said that in late fall or early spring, he will begin working on flattening some of the tee boxes on the course.

The meeting was adjourned at 4:20 p.m. The next meeting will be October 20, 2025.

Respectfully submitted.

Teresa Anderson, Secretary