

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
January 19, 2026
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
John Hartnett, Board Member
Teresa Anderson, Board Member and Secretary
Marcy Greene, Board Member
Audrey Romero, Director of Golf Operations
Carter Burks, Golf Course Superintendent
Will Crandell, Assistant to General Manager

Absent was: Vic Evans, Board Member

Loren called the meeting to order at 3:00 p.m.

- Minutes from the December 20, 2025, regular meeting, and the two special meetings held on November 24, 2025, were unanimously approved.
- Prior to the meeting, Board members received from Audrey via email the Profit and Loss Statements for the months of October and November, 2025, as well as the Month-to-Date Performance Snapshot Reports and Days Open Reports the months of October, November and December 2025. The December, 2025, Profit and Loss Statement was not available at the time of this meeting.

In October, the course was open 31 days with 4,013 rounds played and an overall year-to-date increase in sales of 11%, and a month-to-date increase of 6% over October, 2024. In November, the course was open 23 days with 2,792 rounds played and an overall year-to-date increase in sales 15%, and month-to-date increase in sales of 327% over 2024. In December, the course was open 15 days with 1,564 rounds played and an overall year-to-date increase in sales of 28% and a month-to date increase in sales of 8% over 2024.

- Audrey provided the Board with a spreadsheet showing 2026 green and cart fees for Spring Hill, Aurora Hills, Meadow Hills, Murphy Creek and Kennedy golf courses as well as proposed green for Heather Ridge. After discussion, the Board approved the increased green fees for Heather Ridge. Cart fees remain the same as in 2025. There is also an increase in the Annual Pass fee of 8% to \$3,450. The cost and benefits of Premium Cards remain the same as in 2025. In addition to the discussion about the

increase in green fees, etc., John asked Audrey to track the “dynamic pricing” for green fees at Aurora Hills.

- Loren asked Audrey if there have been any homeowner issues to which Audrey responded that the golf course had received a letter from a resident of Sausalito who lives along the 18th fairway demanding that the golf course replace his skylight which had been damaged by golf balls originating from the 18th tee box. A response was sent stating that the golf course was not responsible for damage to residences on the golf course. Audrey said there have been no further issues regarding this matter.
- For grounds updates, Carter said Bob Knutson formally retired December 31 and was no longer involved in any golf course matters. Carter also said he has five good candidates he is interviewing for an assistant grounds keeper and will make a final decision by the end of this month.

Carter reported that he and his crew have been cleaning up the maintenance areas, including his office, the mechanic’s shed, and other areas.

With regard to the bunker on the left of the green on Hole #10, Carter wants to turn this into a grass bunker which will contain longer grass than is on the fairway. He also reported that the bridge over the ditch on Hole #10 has been removed and he intends to plant grass and wild flowers in that area.

With regard to the lean-to project in the maintenance area which will cover golf course equipment, the permit has finally been approved and construction is expected to begin on January 20. The cost of the lean-to and its construction costs have previously been approved by the Board.

Audrey said that she and Carter had done an inventory of the current equipment and other assets in maintenance and she has updated the golf course’s insurance policy to add current/new equipment and delete equipment the course no longer has.

Carter has been in contact with the company that installed the golf course’s sprinkler system relating to replacement of a portion (about four feet) of the large pipe in the tunnel under Iliff Avenue that conveys water from the front nine to the back nine of the golf course which is leaking. The Board approved the cost of this repair by said company.

Carter advised the Board of needed equipment for golf course maintenance. He has researched and obtained pricing information and comparisons on the equipment requested. Specifically, he would like to purchase a new Buffalo Blower of the same model as the one the course currently owns at a cost of \$11,746; a new rough mower at a cost of \$17,500, and a new Utility Cart (Club Car) at a cost of \$24,692. After discussion, the Board approved these purchases.

- Audrey reported that Errol Rowland and Van Lewis of the Metro District Board had met with the Aurora Water Department to discuss the possibility of obtaining non-potable water to the golf course in case of future water issues and were told that Aurora no longer provided non-potable water for any purpose. Will said that it is estimated that the aquifers from which the course’s wells pump water should last for another 30 to 50 years. Carter said this was probably true if there is enough rain to replenish them in the future. Carter also said that he has to measure water resources on the golf course and

report those measurements to the State of Colorado so it can determine if the course is required to share water.

- Loren asked Audrey about outside tournaments scheduled in 2026. Audrey said the Bonsai tournament is scheduled in June and said she had sent out contracts for other league play. She also said leagues for twilight golf (e.g. Rose Hospital and Farmers) will be back in 2026.
- John said that because golf course staff is basically on 24 hour call, the golf course should partially reimburse them for their cell phone expenses. After discussion, and a motion by John, seconded by Teresa, and approved by the Board, the golf course will reimburse on-call staff members \$40 per month to supplement their cell phone expenses.

The meeting was adjourned at 4:04 p.m. The next meeting will be March 16, 2026.

Respectfully submitted.

Teresa Anderson, Secretary