

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 20, 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
Vic Evans, 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
Collin Grodzki, Assistant to Golf Course Superintendent

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

- Minutes from the May 28, 2026, regular meeting were unanimously approved.
- Prior to the meeting, Board members received from Audrey via email the Profit and Loss Statements for the months of April and May, 2026, as well as the Year-to-Date and Month-to-Date Performance Snapshot Reports and Days Open Reports the months of May and June, 2026. The June, 2026, Profit and Loss Statement was not available at the time of this meeting.

In May, the course was open 24 days with 5,449 rounds played and an overall year-to-date increase in total sales of 17%, but an overall month-to-date loss in total sales of 6% compared to 2025. In June, the course was open 30 days with 6,812 rounds played and an overall year-to-date increase in total sales of 9% but an overall month-to-date loss in total sales of 5% compared to 2025.

At the meeting, Audrey acknowledged the drop in golf course revenue and rounds in June which she and the Board members believe is mostly due to the heat. She said that until revenue increases, she intends to decrease pro shop merchandise spending. She will continue to offer specials but can't do much else until there is a change in the weather and rounds and revenue increase. Will commented that the course can weather this temporary downturn because the course did so well in the first quarter of the year.

As for outside tournaments and league play, Audrey reported that there are no remaining outside tournaments and league play will stop in August. With regard to the

junior league instruction camps, they are going extremely well and we have received great comments from the parents. The instructor has also given some classes to high school students to assist them in becoming future junior instructors.

- With regard to club house and staff updates, Audrey said there are no current club house projects, but that because of the current loss of course revenue, she may have to cut some starters, and, with summer employees returning to school, she is planning on continuing to cross train current employees.
- First, Carter reported that a homeowner near the pond on Hole #4 had complained to him about the algae in the pond. He told the homeowner and the Board that he is working on resolving the algae issue but that it takes time.

With regard to staff, Carter said two of his guys are looking at other jobs and have lost one already. One of those staff members, Brandon, who is versed in irrigation (and was working in process to be groomed to be Carter's assistant but turned the position down) has said he is also leaving and has received offers from other courses. The Board discussed this and the fact that training another employee for irrigation matters would take at least a year. It was decided that Audrey and Carter would discuss this further budget-wise in the hope of offering Brandon some incentive to remain with Heather Ridge. Collin mentioned that irrigation specialists he is familiar with earn \$25 to \$30 per hour. Audrey will pull factual regional data.

Carter said a new mechanic (Keith) was hired to maintain the grounds keeping equipment. Keith is a military veteran and has worked for Caterpillar and an affiliate of John Deere. Carter said he is a very good worker, knows his business, and shows initiative. S

Carter then reported to the Board that the course, because of the current draught, is running out of water. He said the Arapahoe well is almost dry. The Arapahoe well is allowed to pump 610 acre feet of water per year. The Fox Hill wells are allowed to pump 200 acre feet a year but usually average 150 acre feet, but now only 130 acre feet so far this year. Carter said it would cost \$1,400 to \$2,000 per month to treat the "salty" well water if it were turned on to help with watering. After discussion, and upon motion by John, seconded by Marcy, the Board unanimously approved this expenditure and to continue with this as long as it is needed. Carter said if we were to receive a sufficient amount of rain to replenish the aquifers beneath the Arapahoe and Fox Hill wells, turning on the "salty" well would not be needed right now

Carter said that there has been a change in hours where two employees come in at 4:00 a.m. instead of 6:00 a.m. to start hand watering to get ahead of golfers starting at early tee times. These two leave at noon and employees who come in at 6:00 a.m. leave at 2:00 p.m. Then there is a switch off between the employees. Carter said he and Collin are studying various methods to irrigate better with hand watering areas where most needed.

Carter said he received a quote \$670,000 to renovate the ponds on Holes #7 and #8, which would include replacement of the ties surrounding the ponds and replacement of the bridge. The Board members acknowledged that this is a project that needs doing but also needs to be budgeted for and be done at a future date.

Marcy asked if there was anything golfers could do to help allay the dry conditions on the golf course, for example, cart path only play, implementing preferred lies, etc. Carter said he would prefer cart path only until the course can recover. Using the 90 degree rule for carts was also discussed. Audrey said she would take all of this under consideration.

- The Board discussed presenting a letter to the Metro District Board regarding first impressions of the golf course by patrons and projects that need to be done around the property and club house building.

The meeting was adjourned at 4:39 p.m. The next meeting will be September 21, 2026.

Respectfully submitted.

Teresa Anderson, Secretary