

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
September 28, 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
Vic Evans, Board Member
Audrey Romero, Director of Golf Operations
Carter Burks, Golf Course Superintendent
Colin Grodzki, Assistant to Golf Course Superintendent
Will Crandell, Assistant to General Manager

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

- Minutes from the July 20, 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 July and August, 2026, as well as the Month-to-Date Performance Snapshot Reports and Days Open Reports the months of July and August, 2026. The September, 2026, Profit and Loss Statement was not available at the time of this meeting.

In July, the course was open 31 days with 6,041 rounds played and an overall year-to-date increase in sales of 2% and a month-to-date decrease in sales of 19% from July, 2025. In August, the course was open 30 days with 5,669 rounds played and an overall year-to-date decrease in sales of 3%, and month-to-date decrease in sales of 23% from August of 2025. Audrey attributed the decrease in overall sales to lack of play due to the extremely hot temperatures during July and August. However, Audrey said that September is looking very good, although Sunday play is slacking off now because of football.

Audrey presented a copy of the Proposed Enterprise Fund Budget for 2027 which was reviewed by the Board members and approved. The Budget will also be presented to the Board of the Metro District at their October meeting.

Audrey offered kudos to Will for his meeting with vendors and for his selections for stocking the pro shop with improved merchandise brands and Will said that will continue and will soon replace the less expensive merchandise being carried. Audrey said she

and Will attended the Rocky Mountain Golf Show held last week and met with old and new vendors and put in some orders for merchandise. She also reported that patrons are buying the pro shop merchandise more so than they had been.

In October, Audrey said she will attend the Round Table of Public Golf Course Operators meeting to find out what is working regionally. Will said that Audrey has been asked to sit on the head panel for this meeting which is an honor.

Audrey reported that from golf course revenues, the sum of \$100,000 has been contributed to the Metro District's Catastrophic Fund which currently contains \$1.75 million.

With regard to employee bonuses, Audrey said they are budgeted for and will again be paid based on the same criteria as used in the past. She said the employees worked really hard this past year, especially the maintenance crew, and deserved the bonuses.

- Audrey and Will discussed the formation of a Senior Men's League for golfers 60 and older at the golf course. Will said the paperwork is pretty much done and dues, tournament formats, etc. are being discussed. Audrey said the playday for this league would be Mondays on the opposite weeks from regular Men's Club playdays. Audrey also said because this new league would play on Mondays, Green Saver play would change from Mondays to Tuesdays next year.
- Audrey reported that she has hired new employees for the pro shop and outside services and that all are doing well. She also reported that a new facilities manager has been hired named Mike Kilpatrick. Mike will need to be formally voted in for this job at the Metro District meeting being held in October. In the meantime, Mike has been working on various projects around the club house and will soon be meeting with various vendors for HVAC, an irrigation audit, and other projects.
- Audrey said at the Metro District Meeting next month, she will discuss, among other things, the golf course ponds and the storm drain on Hole #2 (due to a complaint from the Cobblestone HOA management company because of flooding after a recent severe rain storm). The HOA management company wants the District to have an engineer look into something which might prevent this from recurring and will discuss what would be the golf course's responsibilities and Cobblestone's responsibilities as most of the storm drain is on Cobblestone property and is only partly on golf course property.
- Teresa asked about installation of the stairs from the second floor of the club house to the outside patio. Audrey reported that the concrete is poured for that installation and the stairs themselves are being fabricated in the same design as before. She expects installation to occur in October.
- As to clubhouse projects, Audrey said she was only planning a general cleaning throughout the first floor area. As to homeowner issues, she said there were none.
- For grounds updates, Carter reported that aeration of the green has been completed and the crew will next be doing the tee boxes and fairways. Colin has been doing a lot of tree trimming as high as he can reach, picking out balls in the trees and thinning them out. Carter said his crew has also been weeding and edging the bunkers.

He said that with regard to the tee boxes on Holes #16 and 14, he plans to seed them, or if that doesn't work, to re-sod them.

Teresa asked about water and Carter replied that there is enough for the remainder of the season. He said Wells 3 and 4 look good, but the Arapahoe well needs cleaning which was expected and will take place next year.

Carter mentioned that the maintenance budget for 2027 is a little higher to cover the cost of unexpected expenses like fertilizer which has gone up in cost and diesel fuel which is also higher. Also, irrigation repairs caused by lightening storms and general repairs to equipment. He said that although the budget shows the same amount for maintenance equipment, he is in need of a larger utility cart as he can no longer find the parts for the old one. He looked into a used Workman/Gaier which has a list price of \$31,000, but the dealer he is working with said he would sell it to us for \$20,000. After discussion, Teresa moved and Marcy seconded a motion to approve this purchase which was unanimously passed.

With regard to the ponds on Holes #7 and #8, Carter met with Ecological Solutions which can remove the old ties and install sloping sod edges around the ponds for \$140 per linear foot but offered to do it for us for \$104 per linear foot. That would amount to about \$170,000. That cost would does not include the cost of bridge replacement and tree removal. Carter is working on getting more quotes on just replacing the ties. The Board agreed that money from the Catastrophic Fund and from golf course revenue be used for this project.

Cater said he will attend the Rocky Mountain Regional Meeting of Assistants and Supervisors on November 16 and 17.

The meeting was adjourned at 4:10 p.m. The next meeting will be November 16, 2026.

Respectfully submitted.

Teresa Anderson, Secretary