

10-11-2005 7pm Meeting

Burgundy Clubhouse - 2685 S Xanadu Way - Aurora , CO 80014

Attendees -- 28

| Name(s) | Affiliation | Name(s) | Affiliation |
|-----------------------------|-----------------------|------------------|---------------------|
| Mayor Ed Tauer | City of Aurora | Connie Lanford | Country Club Ridge |
| Molly Markert | City Council - Ward 4 | Dan Wattes | Country Club Ridge |
| Sue Sandstrom | City Council - Ward 5 | Jim Gunderson | Double Tree |
| David Clinger | Planning Consultant | Sharon Gunderson | Double Tree |
| Dick Jorgensen | HRCC owner | Richard Doby | Fairway 16 |
| Ginny Jorgensen | HRCC | Paul Manoogian | Fairway 16 |
| Richard Witting | Burgundy | George Dumas | Fairway 16 |
| Errol Rowland | Burgundy | Ed Kay | Heather Ridge South |
| Cathy Thrash | Chimney Hill | Van Lewis | Heather Ridge South |
| Terry Moran | Chimney Hill | Jan Munoz | Sausalito |
| Mary Lou Braun | Cobblestone | Vinny Roith | Sausalito |
| Margo Plemone | Cobblestone | Pat Horton | Sausalito |
| Joan Brahinsky-Beldock | Country Club Ridge | Jan Butsch | Strawberry |
| David Brahinsky | Country Club Ridge | Ken Foley | Strawberry |
| Total Attendees = 28 | | | |

7:00 Call to Order – Errol Rowland called the meeting to order and introduced guests Aurora Mayor Ed Tauer, City Council members Molly Markert and Sue Sandstrom. He also introduced David Clinger, Planning Consultant for the original Heather Ridge Country Club developer, Environmental Developers, Inc.

7:05 Mayor Tauer -- Mayor Tauer asked how many attendees had met Gary White (UAHR Attorney) and stated Gary White's qualifications as a special district attorney. He mentioned Attorney White facilitated 22 districts into Aurora last year, and estimated he works on 90% of the metro districts along the E470 corridor.

The Mayor addressed "rumors" and stated he had reliable word that HRCC is currently under contract. He emphasized this does not mean the Club is sold, as the company who has the contract must now do a due diligence to decide whether to move forward acquiring the property.

Mayor Tauer suggest UAHR should stay flexible and keep moving forward to the best possible outcome for the neighborhood versus the economic reality of the situation. He acknowledged that to obtain the dollars we need, we must form a special district.

7:22 Old Business:

Reading & Acceptance of Minutes of September 13, 2005 Meeting -- Joan Brahinsky moved we dispense with the reading the minutes, motion was seconded by Terry Moran. The vote to dispense with the reading the minutes carried unanimously.

7:25 Treasurer's Report – Cathy Thrash

Cathy Thrash presented the financial report (copies attached) stating we have had \$8,410 in contributions and the current bank balance is \$8,021. She also reported that we would have a budget completed in the next couple of weeks. The treasures report was approved.

7:30 Accomplishments – Committee Updates

- IDAG – Influencing Development Action Group – Vinny Roith, Chair

David Clinger –Original Planner for EDI (1970s Developer of Heather Gardens & HRCC)

Mr. Clinger began his presentation by stating that approximately 35 years ago he worked with the original developer, EDI, to plan a first class community. One and a half years were spent planning the dual communities of Heather Ridge and Heather Gardens .

He reported a key to the Heather Ridge golf course is the open space. His professional experience is that 60% of the home owners surrounding golf courses do not play golf. The open space created by the golf course is important to all residents life style as it is to their real estate values.

Mr. Clinger stated that UAHR will be in for a tough battle with a new buyer's attorney and he will do anything he can to help. He suggested we need to act on raising addition funds, hire a good real estate, i.e. land use attorney, and he volunteered he would donate 20 to 25 hours of his time to assist UAHR in an effort to retain the golf course. Mr. Clinger's firm also donated \$500 to UAHR as he stated what good is planning, if original plans can be overturned.

Richard Doby asked if the current contract was for development of the golf course: Mayor Tauer said yes.

Ed Kay said the relatively small community green belts which surround Heather Ridge golf course were predicated on the golf course as a green belt. Mr. Clinger indicated this was true in the original planning.

Paul Manoogian stated that the boundary of his Fairway 16 home is approximately one foot from the golf course. Mr. Clinger replied that was in the original planning as the golf course is a greenbelt area.

Mayor Tauer stated that the City views current development as zoning and to change what's currently in place would require a change in zoning.

Van Lewis asked how an opposing attorney would present the developer's case. David Clinger replied that a capable attorney would meet with UAHR to present the plans and persuade our cooperation, then meet with Aurora 's planning staff for their review, and then to City Council for approval. He indicated if the City approves new planning, UAHR would have the right to appeal.

Mayer Tauer suggested that anyone trying to attack current zoning would be opposing the City of Aurora on this. He stated it's always better to negotiate than an outright attack.

Richard Doby asked what the approximate cost of a land use attorney would be. Mr. Clinger replied it would depend on how protracted the issues become. If an appeal should go to court the cost could be \$100,000, which he also said would be minor compared to decrease in home values.

Dick Jorgensen – Owner Heather Ridge Country Club

Mr. Jorgensen and his wife Ginny joined the meeting during David Clinger's presentation. Mr. Jorgensen asked to address the group and began by asking everyone present if they owned property to which the group responded affirmatively, and then he stated, "So do I." He then began a presentation the content of which was challenged by members of UAHR.

Jorgensen stated that Heather Ridge is currently under contract and that he has had 12 contracts since July 2004.

Sharon Gunderson asked if the current contract is to a developer and Mr. Jorgensen responded "yes."

The discussion became emotional and Mr. Jorgensen closed by stating that he would lock the doors before he sold Heather Ridge golf course for less than the value he perceives the property to be worth.

Adjournment

Cathy Thrash moved the meeting be adjourned, second by Richard Doby . The vote to adjourn carried unanimously.

The executive board decided Feb 1,2006 - not to publish the donation detail and to keep the contributors confidential. A contribution request is available only by appointment and only to UAHR members. Any member may call 303-745-9805 to arrange an appointment to view any specific donation and reconcile it with a bank deposit.

UAHR, Inc. -- Checkbook

| Date | Transaction | \$ IN | \$ OUT | \$ Balance |
|-----------|------------------------|----------|---------|------------|
| 7/14/2005 | INITIAL DEPOSIT | \$250.00 | | \$250.00 |
| 7/28/2005 | BANK CHARGE - CHECKS | | \$31.15 | 218.85 |
| 8/26/2005 | #999 - SECT'Y OF STATE | | 10.00 | 208.85 |
| 8/29/2005 | DEPOSIT | 4,980.00 | | 5,188.85 |
| 9/7/2005 | CREDIT MEMO | 15.00 | | 5,203.85 |
| | DEPOSIT | 1,180.00 | | 6,383.85 |
| 9/16/2005 | DEPOSIT | 1,400.00 | | 7,783.85 |
| 9/21/2005 | DEPOSIT | 740.00 | | 8,523.85 |
| 9/23/2005 | #1001 - VALUATIONS | | 200.00 | 8,323.85 |
| 9/27/2005 | #1002 - EXPENSES | | 309.62 | 8,014.23 |
| 10/4/2005 | DEPOSIT | 110.00 | | 8,124.23 |
| 10/7/2005 | KEYCARD - KINKOS | | 103.00 | 8,021.23 |