



ASSOCIATION and METROPOLITAN DISTRICT

Joint Long Range Planning Committee Zoom Meeting Wednesday, August 17, 2022, 1:00 p.m. Agenda

Committee Members: HGA – David Kennedy Co-Chair; Bill Junor, Al Lindeman, Corby Kasten, David Beck, HGMD – David Funk Co-Chair

Liaison Members: SEC – Vicki Wolfe, CECC – Susie Hayes, ARO – Betty Bergeron, CA – Martha Karnopp, MC – Corby Kasten

Staff: Jon Rea (CEO)

- 1) Determine Quorum Present
- 2) Call meeting to order
- 3) Co-Chair Comments
 - a. Introduction of new members
- 4) Unfinished Business
 - a. Determine Planning Horizon for Long Range Plan
 - b. Review Draft/Working Vision Statement
 - c. Review Draft/Working Mission Statement
- 5) New Business
 - a. Review process and timetable for our first planning cycle
 - b. Assess the inclusion of representatives from all board committees and HG staff
 - c. Review and begin completion of Long Rang Plan Spreadsheet
- 6) Residents wishing to speak on non-agenda items – time limit 3 minutes
- 7) Adjournment

Residents wishing to speak on agenda items will be given the opportunity when the item is discussed.

Draft Vision Statement:

To be the most desirable senior living community in the greater Denver/Aurora area. To provide safe, affordable, high quality and diverse housing alternatives with inclusive activities and amenities to support an active lifestyle. Heather Gardens is a financially sound community with a superb management and staffed support infrastructure.

Mission Statement:

It is the purpose of Heather Gardens Home Owners Association and the Heather Gardens Metropolitan District to provide a safe, sound, beautiful, supportive housing and environment for the owners and residents of the community. Further it is the duty of the two mutually dependent organizations to provide first class amenities, recreational opportunities, staff and management at reasonable cost to the community.

		Priority Rank	Responsible Party or Entity	Expected Product or Outcome	Start Date	Target End Date
Community Wellbeing / Quality of Life						
Empowerment - Informed and Engaged (communication and participation)						
Identify issues, e.g. senior housing, health care, security and safety, etc. of interest to the community and the HG Board of Directors						
Identify available financial assistance and resources - city, county, state and federal						
Develop a culture which encourages creative thinking about community issues						
Promote Volunteerism - AR, AAR, committees, leadership, service activities (support)						
Encourage residents to support community improvement efforts for the next generation						
Encourage Diversity - Neighborhoods / Community Concept						
Establish a culture that addresses important issues together rather than independently						
Enhance Health / Recreation - Classes, Clubs, Clinics, Activities, Entertainment, Amenities						
Identify Environmental Considerations - Sustainability / Renewability						
Support "Green Efforts" - evaluate and improve recycling						
Increase conservation efforts - water, efficiency of irrigation systems						
Identify opportunities to use of alternate energy sources such as solar energy, opportunities to increase energy efficiency, and provide for electric vehicle charging stations						
Assist residents to effectively adjust to the changing world environment						
Monitor Real Estate Trends and Property Values for growth, value and affordability						
Safety / Security						
Enhance the physical security, especially prevention of property crimes						
Develop and implement a training program of armed Security Officers - required and enhanced						
Identify and implement innovative best practices of Security Technology						
Implement enhanced communications system for Security Officers						
Identify and install appropriate surveillance systems in highrise building garages and RV lot						
Develop a community-wide, comprehensive modern fire safety plan						
Install Traffic calming / mitigation devices in conjunction with the City of Aurora throughout the community						
Increased police presence - traffic and speed enforcement						
Assess campus safety related signage and lighting						
Evaluate principles of Crime Prevention Through Environmental Design (CPTED) for implementation in HG						
Ensure well maintained properties throughout the community						

		Priority Rank	Responsible Party or Entity	Expected Product or Outcome	Start Date	Target End Date
Infrastructure						
Conduct a comprehensive evaluation of our legacy (aging) Infrastructure						
Implement the approved plan for the parking/garage Structures - study/ planning [HGA/LRPC/PSAC: 2020-2022]						
Develop a comprehensive plumbing and water plan for HG and HGMD including city water and well water usage and sewer systems in conjunction with the City of Aurora						
Develop a comprehensive plan for Roof Replacements for all structures						
Maintenance						
Develop a proactive scheduled maintenance and financial plan with contingency allowances for emergencies						
Establish physical facilities inspection procedures and plan						
Develop a Capital Improvement and Long Term Financial Plan to include Capital Component Elements						
Identify essential technology Infrastructure that is Secure, Resilient and Adaptable including fiber optic network and other alternatives for campuswide communications, internet access, and information sharing.						
Provide opportunities to help residents learn to use new technologies						
Conduct biannual Interior Space Assessment - Clubhouse, Maintenance Bldg.						
		Priority Rank	Responsible Party or Entity	Expected Product or Outcome	Start Date	Target End Date
Governance						
positive, constructive collaboration.						
Review and revise governing documents, i.e., Bylaws, Rules, Policies, Procedure Memoranda, Agreements, Declarations - [HGA/HGMD: 2022/2025]						
Annually review and assess expiring lease agreements						
Periodically assess need for Governing Bodies Reorganization - [HGA/HGMD: 2022]						
Define governance processes with focus on expectations, efficiency and transparency						
Annually assess and revise meeting schedules as needed						
Provide oversight, guidance, direction and support to: The administrative, management, and operations components of the Heather Gardens Community [HGA/HGMD: 2020 - 2025]						
Fulfill the fiduciary duty to act in the best interest of the community and its members						
Honor existing inter-agency agreements						

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Administration / Management / Personnel						
Evaluate recent reorganization - [HGA/CEO/Management Team: 2020 - 2022]						
Professional Partnership - Accountability / Excellence						
Careers						
Employees						
Parity salaries / wages / benefits						
Service Model Concept						
Encourage Diversity						
Celebrate successes						
Enterprise Support / Enhancement						
Enhanced presence - web / social media / publicity						
Encourage volunteerism						
Review amenity fee structure						
Improved monitoring of subsidy resources						
Finance / Budgeting						
Implementation of new finance software						
Utilize best practices for Budget Development for FY 2023						
Update Capital Improvement Plan - Long Term Financial Plan						
		Priority Rank	Responsible Party or Entity	Expected Product or Outcome	Start Date	Target End Date
Vision of the Future						
Transportation - Autonomous / Electric Vehicles						
Solar Power - Planning for solar systems to augment current energy sources						
Monitor Trends						
Weather (drought related, increased frequency and severity of hailstorms)						
Real Estate Market - general						
Technology - general						