

DRAFT MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, February 19, 2025
IN-PERSON, V-ESPRIT, 5240 S SHALOM CIRCLE, AURORA, CO 80015
AND VIA TEAMS

- I. **Call to Order:** The meeting was called to order by President Fred Freeh at 7:01 pm
- II. **Roll Call:** Board members present: Fred Freeh, Norm Arlt, Sandra Peoples, Matt Lenhart, Dave Estes. Scott DeLong, Randy Simpson
- III. **Homeowners Present:** None
- IV. **Homeowners Present On-line:** None
- V. **Others Present:** Wes Meyers, Xtreme Internet
- VI. **Minutes from January 15, 2025 were approved** unanimously with no corrections
- VII. **Presentation by Wes Meyers from Xtreme Internet:** Wes Meyers did a presentation to the board related to the services that Xtreme Internet provides. Xtreme provides fiber broadband connectivity to homes and businesses. In the case of Andover Glen, Xtreme Internet would bring fiber broadband to every home in Andover Glen, paying the full cost of installation, in exchange for that, the AGHA would agree to a contract for a period of service from Xtreme Internet (usually 7 to 10 years). This was an informational presentation only and any such agreement would require a vote by at least 67% of the owners in Andover Glen as it would involve a substantial increase in AGHA annual dues. This service would be similar in the way it would work to the current community trash collection costs that are rolled into the AGHA dues. The board thanked Mr. Meyers for his presentation, but the general consensus of the board was that this would be very difficult to have at least 67% of Andover Glen owners agree to such a big change, but it was an interesting presentation. The board agreed that much more information would be needed about the company and other HOA's that have worked with this company before bringing any such proposal to AGHA homeowners for consideration or even just conducting a simple interest survey.
- VIII. **Homeowner's Forum:** No Homeowner's present
- IX. **Officer Reports**
 - A. **President:**
 - Fred and other board members reported on an increase in scam emails that he and some of the board members had been receiving. It appears

that the links from the Andover Glen website may be the source of some of these emails.

- Fred reported on the status of the house at 4843 S. Crystal St. which is owned by the same owner as 4844 S. Crystal St. It was agreed to allow the status quo for the property at 4943 S. Crystal to continue in that they could allow immediate family members to live in the house even though the owners themselves were not living there. The situation would be monitored for any future complaints related to this situation.
- Fred reported that he and Sandra had paid for a full year of the P.O. box at a cost of \$216.
- Fred reported that a storage unit had been rented for AGHA owned items at a cost of \$128.59 for six months.
- Fred talked with city staff related to the process and application for potentially getting traffic calming in the neighborhood. Up to three areas in the neighborhood would be selected. The board approved Fred to go ahead to pursue applying for the program.
- The board voted to approve the newly drafted Policies and Procedures. Randy would be getting Fred's signature as well as his own and get the new Policies and Procedures up on the website. Randy would also draft an article for the newsletter to let AGHA members know the board had approved the new policies and procedures and they could be found on the website.
- Fred reported that the letter of nonconformance for 14314 E. Saratoga Pl. was not deliverable by certified mail because the person it was addressed to was not the owner and was not home at any rate. Dave said he would go talk to a neighbor about the issues related to 14314 E. Saratoga Pl, which continue to be windows and window frames in disrepair and trash bins left out in front of the garage.
- Fred reported that he watched a presentation related to neighborhood mini grants from the city. Fred wasn't sure how much time it was going to take to apply for the grant and if it was worth the time. It was agreed that Fred might want to focus on the traffic calming project first.
- Fred discussed a wood pile that was on the side of the house at 14252 E. Saratoga Pl. Dave agreed he would go by and look at it.
- Fred wondered how the AG website messaging worked and if we are responding in a timely manner. Sandra said she had responded to a recent email but never got a response back. Randy said he personally went and spoke with the spouse of the person who wrote the email as well.
- There was some discussion about a new kind of permanent home lighting that has appeared on at least one home in the neighborhood and if this kind of lighting needs to have an Architectural review and approval before being installed. The lighting can change color and has much the same appearance as Holiday or Christmas lighting but is meant to be permanent and be lit all year round. Dave Estes was going to check into the home in question and report back to the board.

- Fred gave an update on the CTA requirements. Though there was an extension, it didn't matter since the AGHA board had already complied.

B. **Vice President:**

- There was a discussion about whether to proceed with having the attorney update the Covenants and Bylaws to conform to new state statutes. The attorney had quoted a price of \$8200 for doing the update but the quote had expired. After some discussion the board voted to have Fred contact the attorney and proceed with updates assuming the quote for \$8200 was still going to be honored. Matt abstained from the vote because he didn't think the entire document needed to be updated.

C. **Treasurer:**

- No report but Fred asked if the appropriate financial documents were up on the website and Matt confirmed that they were.

D. **Secretary:**

- Sandra read a Thank You letter from Lynn Walton for the gift card she was given by the Association for her work with the city on the Parker Rd. erosion project. Lynn thanked the board and said the gift card was a nice gesture but unnecessary.

E. **Grounds**

- Norm reported that mulch along Parker Rd. was one of the grounds items that had not been done for quite a while. He had gotten four bids for different depths and different companies to do mulching, and he recommended one from Easy Greens for \$12,606.00. Matt had left the meeting just before the grounds report started and the board decided that without his knowledge of where the budget was for the year that we could not vote on any such bids. After some discussion about depths of mulch and potentially doing mulching in phases over several years using some city mini grant money, it was decided to table the discussion until the March meeting when Matt could provide more clarity about how the budget looked for such a large project.

F. **Architectural Change Requests**

- No new requests, but Randy mentioned that the property at 14367 E. Layton Dr. had put in a large mound of river rock on the side of their driveway and wondered if they had put in an Architectural Change Request for the rock. Dave wasn't aware of it but was going to check it out and see if they had filed a request.

G. **Welcoming**

- No new neighbors to report.

H. **Social**

- Sandra said we should do something for Easter. Fred said she should get some help and not do it by herself. Randy said he would assist. Sandra suggested maybe coffee, hot chocolate, snacks and Easter Egg hunt would be nice. The board voted that she could spend up to \$500 if needed, but she was sure it would be far less than that. Randy said he would put an article in the newsletter and some email blast about the Easter event.

I. **Website**

- Scott said we needed to get a new credit card or debit card attached to the GoDaddy account and take Duane's off. Matt said he would just use his own. It was pointed out by Randy that the board had authorized Matt to get an AGHA debit card for the express purpose of using it for the website. Scott and Matt were going to get together to remove Duane's card and add the AGHA card to the website.
- Scott reported that the Trash guidelines were now on the website.
- Scott we update the Policies and Procedures with the final approved and signed documents when Randy gave them to him.
- Scott requested all the final approved meeting minutes from the past two meetings be sent to him to load to the website and Randy said he'd send them.

J. **Newsletter**

- Randy wanted all articles for the newsletter no later than Feb. 24. Depending on what Fred hears from the attorney, the update to the covenants and cost would become an article for the newsletter.

- X. **ADJOURNMENT** – The meeting adjourned at 9:20 pm. The next meeting will be held on Wednesday, March 19, 2025 at 7 pm.