

MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, July 15, 2026
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 Randy Simpson at 7:00 pm
- II. **Roll Call:**
Board members present: Randy Simpson, Norm Arlt, Scott DeLong, Linda Jackson, Dave Estes, Ann Marie Heslop
Board members absent: Lynn Walton
- III. **Homeowners Present:** None
- IV. **Homeowners Present On-line:** Tom & Lynda Hendrix
- V. **Others Present:** None
- VI. **Minutes from June 17, 2026 were approved as is.**
- VII. **Homeowner's Forum:**
A. No comments.
- VIII. **Officer Reports**
A. **President:**
- **Mulch Day:**
 - Good attendance on mulch days
 - For additional mulch, Lynn will mark where mulch is needed with a flag and volunteers can put mulch where needed as time permits
 - Norm will leave his wheelbarrow by his garage to be borrowed as needed
 - **Homes not in compliance:**
 - Process – Homeowners can file complaints. Once a complaint is filed, two board members will verify the complaint (not including one who filed complaint, if complaint was filed by board member)
 - Homeowner has to bring property into compliance by due date. If not, 2nd notice will be filed.
 - After 2nd notice, fines will start
 - **General Email to homeowners:**
 - Randy will send general email to all homeowners reminding them to pay their dues if they haven't already and to remind them fines start of dues not paid by 7/31

- Message about yards; dead vs. dry
- Email will include link to non-compliance form
- **Regarding 14314 E Saratoga:**
 - 3rd notice of non-compliance on dues will be sent in August
 - 2025-2026 dues
 - Fine increases from \$50 to \$250
 - Randy will send letter to Evan
 - Non-compliance of covenants – fees can increase to \$750
 - September – File lien for non-compliance
 - Sept/Oct – file liens for dues
 - Randy will meet with Ed Paulson to learn about process for county to sell property
- **Tennis Court Survey:**
 - Review after meeting
 - Link will be posted on website
 - Open for 3 weeks (21 days)

B. **Vice President:**

- No update

C. **Treasurer:**

- Annual Assessments
 - 77 homeowners have paid their dues; 22 have not
 - On August 1, 2nd past due letter will be drafted with fees attached
 - Should the board give a grace period after 7/31?
 - If Zelle payment or physical check received on or before 7/31, it is not late.
 - Mail will be picked up from the mailbox on 7/31 at 6 pm. Payments received after that date will be considered late.
 - We may not be able to change late fees per CO laws
- Balance Sheet
 - + income, we were able to fund the reserve accounts
 - Per tax guy – everything has been submitted and Scott will meet with the tax guy on 7/20
 - May need to put \$3,739.50 surplus into the reserve accounts. If so, propose to move it to tennis court fund
 - **Unanimous approval from the board**
- Water Spend
 - Bill has not yet arrived

D. **Secretary:**

- No update

E. **Committee Reports:**

- Grounds Committee:
 - Mulch day was a success

F. **Grounds Report**

- Trying to get damage repair from Quantum
- Native grass could be better if we had more water. Looks better than the bluegrass
 - Two clocks, 30-35 zones; each zone has d5-9 heads
 - Have to run one zone at a time; don't have enough water pressure to run more.
 - Run from Midnight to 10:00 am
- Tennis Courts
 - Norm spends 1 ½ hours per day repairing the tennis courts and he is about half way done.
 - Norm should put together an invoice to the board to document hours/cost associated with repairs

G. **Architectural Change Requests**

- Two requests from Tom and Lynda Hendrix
 - Paint window trim and front door
 - Porch

H. **Welcoming**

- No update.

I. **Social**

- Summer picnic will be held in September
 - Ann Marie will talk to neighbors and plan the picnic
 - Do we want to look at food truck instead of pot luck?
- \$1800 budget for social in 2025-2026
 - Spent \$300 on easter
 - \$900 on summer picnic
 - \$0 on Holiday Party
- \$1800 budget for 2026-2027

J. **Website**

- No update

K. **Newsletter**

- September:
 - Send email to HOA about board members and open spots
 - Minimum required = 5, Max = 9
 - Dave and Scott are up this year

L. **Unfinished Business**

- Annual Meeting will be held on the 3rd Monday of September

ix. **ADJOURNMENT** – The meeting adjourned at 8:58 pm

APPROVED