

MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, July 16, 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, Randy Simpson, Dave Estes, Matt Lenhart, Scott DeLong Absent: Sandra Peoples
- III. **Homeowners Present:** Andrea Levine (former homeowner), Derrick Laughlin, Lynn Walton, Duane and Kami Bredel, Lynda and Tom Hendrix
- IV. **Homeowners Present On-line:** Ann Marie Heslop, Linda Jackson, Silas Kaale
- V. **Others Present:** None
- VI. **Minutes from June 18, 2025 were approved** unanimously with no corrections
- VII. **Homeowner's Forum:** Ann Marie said she, Tom Hendrix and Lynn would be on the committee. She had three suggestions for what the committee would work on: work with the treasurer to develop a 3 to 5 year plan, look a variances between budget versus actuals in expenditures, and provide recommendations for cost savings.

Andrea Levine (former resident) was upset about the fact that a tree planted in the park in her husband's name had died. She thought that it should have been cared for better. She said Derrick and Lynn should be thanked for trying to trim back the bush that had grown in front of the tree. Norm thought the late frost might have killed the tree, but resources were limited to look at every drip line to make sure every tree and shrub was getting adequate water. Fred said the tree might have been planted improperly to begin with but the exact cause won't ever be known. Fred did think it was a bad idea for homeowners to go to the park and begin trimming bushes or trees on their own without consulting the Grounds Coordinator.

VIII. **Officer Reports**

A. **President:**

- Fred reported he had attended the Neighborhood watch meeting with the Police Chief Todd Chamberlain. He said crime in Aurora was down 23%. A big issue was trespassing. There were a total of 257,000 calls for

assistance so far this year. New traffic control cameras were being installed around the city. There are 12-14 gangs in the city.

- Fred asked Randy to report on the letters of non-conformance sent out. Randy reported that 4 non-conformance letters had been sent out in June and 5 more in July and that some homeowners had already been taken care of the issues.
- Fred reported he had renewed the storage space for 3 more months for \$78.
- The quote for the work on the center median came to \$4000, so Fred was proposing mulch and some shrubs, with work to be done by volunteers. Lynn Walton was opposed to the shrubs and asked for that to be put off. After some discussion, Randy made a compromise suggestion of simply putting mulch down for now until the grounds committee could develop a more comprehensive plan. It was agreed and voted to put mulch down for now with potential volunteers to help.
- There was some discussion about how many board vacancies there might be coming up in September. It appeared to be approximately 4 based on term expirations. Randy would put out an email letting homeowner know of opportunities to run for a board position.

B. **Vice President:**

- Norm wondering if the new approved Bylaws were on the website. Randy and Scott said they were.
- Norm said he was going to run for the board again.

C. **Treasurer:**

- Current Financials were included in the meeting packets.
- Matt reported there were 22 unpaid homes for annual dues.
- After some discussion about what next steps to take regarding the unpaid dues, the board voted that Fred would check with the attorney as to what we could do versus what we must do based on state statutes. Based on that advice, Randy would be sending out the proper notices or reminders.
- Matt reported that the AGHA had a loss for the year (once more) and there were a lot of variances, mostly from unanticipated repair and maintenance items.
- Matt was going to work with HR Block on the taxes for the association.

D. **Secretary:**

- Randy reported that DORA dues were finally paid and he had been changed to the registered agent of AGHA.
- There was an eviction of a renter from 4923 S. Crystal
- Sandra notified the board that she would not be running again

E. **Committee Reports:**

- Grounds Committee Report: Lynn reported that the Grounds Committee was meeting but would prefer not to have a chairperson. The board requested that the committee have a chair as a point person for the committee. The committee currently consists of Lynn Walton, Kami and Duane Bredel, Lorin Pahlau, Dave Estes, Jennifer Vaughan, Kathy and Ed Paulson, Dao Truong
- Finance Committee Report: Ann Marie Heslop said it was important to have a 3-5 year plan and it was important that the treasurer worked with that committee. Tom said he was going to start with doing an analysis of how costs have been trending over time. The committee consists of Ann Marie Heslop, Tom Hendrix, Lynn Walton.

F. **Grounds**

- Norm said figuring out mulch for the rest of the Parker Road frontage needed to be figured out.
- Some discussion was held about places to get free mulch, but the one issue would be coordinating volunteers to spread it and maybe the Grounds Committee could assist with that.
- Norm said he was about half done with tennis court patching
- Norm mentioned a mesh tile for the tennis court that Quink had played on that might be worth looking into when the time comes to resurface

G. **Architectural Change Requests**

- Dave reported there were ACR's approved from two different homes. The Stuarts 14160 E. Saratoga Pl. were getting xeriscaping done on two sections of the front yard. Sandra Peoples at 14357 E. Layton Dr. was getting lights added to the outside of the garage, at the front porch and patio. She was also getting a new black iron fence in the backyard and on the side and a new storm door.

H. **Welcoming**

- No new neighbors to report.

I. **Social**

- Sandra is looking for volunteers to help set up the picnic for September 13 at 3 pm.

J. **Website**

- Randy would be sending Scott June minutes to add to the website.

K. **Newsletter**

- Randy wanted all the articles for the next newsletter no later than August 22.

- Randy said he would be sending a new directory out in September but would be sending a draft out in August for people to look over for mistakes or updates to their information.

L. **Unfinished Business**

- (none)

- IX. **ADJOURNMENT** – The meeting adjourned at 8:54 pm. The next board meeting will be held on Wednesday, August 20 at 7 pm.