

MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, May 21, 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 7:02 pm
- II. **Roll Call:** Board members present: Fred Freeh, Norm Arlt, Sandra Peoples, Randy Simpson, Dave Estes, Matt Lenhart, Scott DeLong
- III. **Homeowners Present:** Kami and Duane Bredel, Lynn Walton, Dick Moore, Jennifer Vaughn
- IV. **Homeowners Present On-line:** Linda Jackson
- V. **Others Present:** None
- VI. **Minutes from April 16, 2025 were approved** unanimously with no corrections
- VII. **Homeowner's Forum:** Kami Bredel wanted to know more about the new native grass that was going to be planted south of the tennis courts and showed a design that she thought would work to allow for a path in the grass. She was told that no specific plans had been made and this would be a great project for the new Landscape Committee to look at. Lynn Walton mentioned some software she used to do simple landscape ideas and it might be useful for the Landscape Committee.
- VIII. **Officer Reports**
 - A. **President:**
 - Fred and Randy gave an update on the application to the city for a neighborhood grant that would help pay for some of the needed mulch along Parker Rd. The main thing that was left in the application was a required traffic control plan and it was going to cost nearly as much as the grant would be so the application for the grant was withdrawn
 - Fred gave an update on the traffic calming project. Sensors had been place around the neighborhood, but no results returned yet.
 - Trash bins had been taken care of at 14314 E. Saratoga Pl. Window trim still in disrepair but status of owner uncertain. Putting on hold for now.
 - River Rock at 14367 E. Layton was approved.
 - Need a formal complaint on about dead tree at 14100 E. Saratoga Pl. Owner doesn't seem to be present.
 - Owner's of vehicles at 4835 S. Dillon Way were contacted by Matt and the problem was resolved.

B. **Vice President:**

- Norm wanted to make sure the newsletter would go out by June 1 to make sure we gave required notice to owner's of the update to the Bylaws that will be voted on by the board on June 18. Randy assured him the newsletter would go out on time.

C. **Treasurer:**

- Current Financials were included in the meeting packets.
- Matt presented the 2025-2026 Budget. The budget calls for a 10% increase in dues and even with this increase, approximately \$10,750 will need to be taken out of savings to pay for all anticipated expenditures. Scott presented some proposed cuts to expenditures that would have impacted social events, dumpster days, and the ability to properly maintain the Andover Glen Park and frontage along Parker Road. All the proposals were voted down by the board except the amount of money budgeted for sprinkler repair was cut to \$1200. The budget was approved with the 10% increase in dues.
- Matt stated it was time to decide on insurance carriers. Matt would like the carriers have a local office in Denver. Would like to send liability insurance out for bid and get quotes.

D. **Secretary:**

- Sandra gave updates on the two rental properties. Owner will be moving into 4834 S. Dillon St., and the tenant should be moving out at 4823 S. Crystal St. She will follow up.
- Randy reported the Association's required filing with the Colorado Secretary of State had been completed but he still needed to follow up with our DORA annual filing. He would get with Sandra to complete this.

E. **Grounds**

- Norm reported that the cost to check drip lines would be about \$10,000 He was going to get bids and bring back to June meeting. It was pointed out that this is exactly the kind of job that volunteers from the neighborhood would be very useful for and could save a lot of association money.
- The role of the new Landscape Committee was discussed and it was agreed that it should be involved in looking at projects like the grass conversion to native grasses and mulching. Lynn Walton agreed to be the chair of this new committee and will pull other people together. Norm said he didn't have the time to sit on another committee.
- Mulching along Parker Rd. was discussed. Much of the area that needs mulch is bare dirt now. Several options were discussed on how to move forward with mulching such as getting free mulch from Davey Tree

company and having a “much block party” etc. Lynn and Norm will walk Parker Rd. and look at the mulching needs.

- Fred made it clear that he didn’t think it was a good idea to have members working along Parker Rd. as it is too dangerous.
- Randy brought up the issue that some neighbors had requested that one of the tennis courts’ nets be replaced by an official height pickleball net. Norm said this can be accomplished with a measuring stick and the net can be raised or lowered easily based on whether pickleball or tennis was being played.

F. **Architectural Change Requests**

- Paint colors were approved for Scott DeLong’s home.

G. **Welcoming**

- No new neighbors to report.

H. **Social**

- Sandra gave an update on the delivery of Easter Baskets in lieu of the Easter Egg hunt. She said it was very appreciated. She said she had a photo that she could send Randy for the newsletter.

I. **Website**

- Audit and Draft of proposed new Bylaws will be added to the website.

J. **Newsletter**

- Randy wanted all the articles for the next newsletter no later than May 23

IX. **ADJOURNMENT** – The meeting adjourned at 9:24 pm. The next board meeting will be held on Wednesday, June 18 at 7 pm.