

DRAFT MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, October 16, 2024
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, Randy Simpson, Norm Arlt, Sandra Peoples, Matt Lenhart, Scott DeLong. Board member absent: Dave Estes
- III. **Homeowners Present:** None
- IV. **Homeowners Present On-line:** None
- V. **Minutes from August 21, 2024 were approved** unanimously with no corrections
- VI. **Homeowner's Forum:** No Homeowner's present
- VII. **Officer Reports**
 - A. **President:**
 - Fred suggested we bring the assignment of board positions to the top of the agenda. Randy made the motion that we simply appoint Scott as the website administrator and leave all other positions the same. The motion was approved unanimously.
 - The city was reviewing the language related to the contract with All Phases landscaping on the work to be done to fix the erosion rill along Parker Rd. The city was still hoping to get the project done this year.
 - There was discussion about what to do about the storage of all the property of AGHA. There was a discussion about getting a rental storage unit versus just renting tents and other equipment for the picnic and other events. Norm pointed out that moving items between homes had already resulted in the loss of some things. He also pointed out that we needed a place to permanently store the documents of the AGHA. Sandra was going to call to see the cost of small rental units.
 - Discussion was held about an email from Mackenzie Clark related to suggestions for social activities in Andover Glen. The board discussed how to include Mackenzie in social activities and tap into her enthusiasm since the board lacked a Social Activities chair. Fred or Sandra were going to reach out to her to invite her to get involved in planning the Holiday party in January.

- Discussion was held about whether or not to invite adults and children to the Holiday party. Having kids involved might get more people to attend. It was decided to reach out to Cindy Wagner to discuss that with her.
- Some neighbors were concerned about a lot of new people coming and going from 4843 S. Crystal. Fred and Dave were going to try and get over there some evening to assess the situation. The owner of 4844 S. Crystal also owns 4843. Homes in Andover Glen either need to be AGHA approved long-term rentals or owner occupied.
- A notice of First Violation of the Covenants will be sent to 14329 E. Layton Dr related to the condition of their lawn.
- Fred brought up the issue of the Corporate Transparency Act (CTA) and that our attorney had advised that each member of the board was going to need to go to the website and fill out their information. Fred was going to do it first and then let the rest of know the details of the process. How long it took, etc. The attorney also offered to fill out the documents for the association for \$200. Fred was going to poke around and get more information first.
- Discussion was held about the attorney's recommended updates to the Policies and Procedures as it seemed he may have changed more than was legally necessary. Norm had been doing a "deep dive" and thought that more had been changed than we might have wanted or was legally necessary. Fred was going to send Norm's list to the attorney after he and Norm confirmed the changes Norm found. Once a final document was created the Board would vote to approve but notify the homeowners before the changes are adopted.
- Fred let the board know that additional costs will be incurred (approximately \$8200) as the association moves to bring the governing documents (Covenants, By Laws, Declarations) up to current standards, but that will be after the Policy and Procedures were updated, probably in early 2025.

B. **Vice President:**

- Norm said the dumpsters for Dumpster Days were delivered around noon on Tuesday, Oct. 15 after several phone calls. Dumpsters were already near full by the evening of Oct. 16. It seemed the mid-week delivery worked well. No complaints from homeowners have been received so far.

C. **Treasurer:**

- Matt received the report from HR Block was received and review was conducted and passed.
- Matt reported that a CD was coming due on Oct. 30. The board voted that a new \$60,000 CD at Bellco would be invested in at a 4% interest rate after \$15,000 was taken out for expenditures. Matt reported the monthly financials statements were sent out.

- Matt presented the financials and said everything was looking good and the water costs were not as high as anticipated.
- Randy noted the substantial decline in total assets for the association and suggested that we start letting the members know that another 10% increase in dues would be likely in 2025. Maybe communication should begin in March 2025 for the increase that would be part of the 2025-26 fiscal year.

D. **Secretary:**

- Randy state that Kathy Johnson contacted him and wanted the Annual Meeting minutes of 2023 changed to reflect the fact that her term was up and she did not resign. Randy made those changes to the minutes, and also included Anne Stellmon with the note that her term was also up. The board voted unanimously to approve those changes.
- Randy said that the next annual meeting would be the appropriate place to approve the minutes from the 2024 Annual meeting instead of the monthly board meeting.
- Randy said the next newsletter would be coming out in early December, but wanted to follow up on a suggestion by a homeowner that a neighbor-to-neighbor services section be added. The board agreed to include this so long as it wasn't professional services.
- Randy let the board know that the very best way to get hold of him for urgent time-sensitive issues was to contact him directly on his cell phone and not via email.

E. **Grounds**

- Norm let the board know that some fall clean up needed to be done, maybe up to a few thousand dollars. Norm wanted to talk to All Phases about some specific things he thought should be done in the fall. Norm thought they had done a pretty good job overall, but did take up some of our mulch they should not have in the spring.
- Norm found 6 fence posts that needed to be fixed. The board approved the expenditure of up to \$1200 to fix the fence posts.

F. **Architectural Change Requests**

- Dave was absent but had submitted a report that there was 1 Architectural Change Request for the month. Cindy Weist, 14347 E. Layton Dr., Building a square mailbox with the brick to match the house.

G. **Welcoming**

- No report – No new neighbors.

H. **Social**

- Sandy wanted to get some dates on the schedule for all social activities for 2025. It was agreed that Jan. 11, 2025 would be the date for the Holiday party. April 19 would be the Easter Egg hunt. The annual picnic would be

held in on September 13 at 3 pm. Maybe more ideas would come up as other help for social events came on board.

- The cost for Holiday Party could be up to \$1000. Randy suggested that the AGHA go around and put flags on lawns this year for the 4th of July. \$200 could be spent on the Easter Egg Hunt

I. **Website**

- Randy was going to set up a meeting between Duane and Scott to hand over the website responsibilities. Randy could act as a backup.

J. **Newsletter**

- Randy said the newsletter would go out in early December. Items should be sent to him by Friday, Nov. 22.

VIII. **ADJOURNMENT** – The meeting adjourned at 8:43 pm. The next meeting will be held on Wednesday, Nov. 20, 2024 at 7 pm.