

APPROVED MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, August 21, 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 7:02 pm
- II. **Roll Call:** Board members present: Fred Freeh, Dave Estes, Randy Simpson, Sandra Peoples, Matt Lenhart, Duane Bredel. Norm Arlt Absent: Jennifer Vaughan
- III. **Homeowners Present:** Alex Kitsos, Kamie Bredel
- IV. **Homeowners Present On-line:** None
- V. **Minutes from July 17, 2024 were approved** unanimously with no corrections
- VI. **Homeowner's Forum:**
 - A. Alex Kitsos asked about voting rights for her since she takes care of her mom, Dena Kitsos but she is not on the title of the home. It was determined that since she does have power of attorney she could vote but could not serve on the board.
 - B. Duane Bredel announced he was resigning from the board. He would keep doing web site updates until someone could take it over. Duane read a statement regarding that he was unhappy with how the board President handled the shed vote. He felt Fred was not being impartial in his actions regarding advertising the shed vote on the website and by the signs that were put up by Duane and Kami and then taken down by Fred without consulting with the board first on public property and removing the sign on Randy's property. Kami Bredel read a statement that stated she felt the board has lost site of the purpose for the board which should be for social reasons and building community and not hiring lawyers and going after neighbors. After reading their statements Duane and Kami left the meeting. Fred stated he disagreed with much of what they said, but he did apologize for taking the signs down, and he still felt good about the board. Alex Kitsos said she thought the board was doing a good job and was doing the best it could as a group of volunteers.
- VII. **Officer Reports**
 - A. **President:**

- Fred brought up the attorney's proposal dated 8/16/24 to prepare Amended and Restored Governing Documents to conform to new state laws. There was discussion as to whether the board could even get the required 67% of the homeowners to vote to approve the changes, even if they simply get the documents up to state law. After discussion the board voted unanimously to spend up to \$2000 to have the attorney get the AGHA Policies and Procedures up to date. The Covenants and Bylaws would be handled after that.
- The Legislative Review Committee was disbanded upon board discussion as it was determined that too much time would be spent on items the committee would not have the proper legal knowledge to weigh in on and they would likely have to then be corrected by the attorney anyway.
- Fred attended the Neighborhood Night Out and met many public safety related city employees including the Mayor. He thought it was a worthwhile event for him to attend.
- The 7 lawn related covenant violations from earlier in the summer had been completely cleared up. He stated that many lawns looked much better than before.
- A new notice of violation regarding trash cans being left out was to be sent to the Campbell residence. Randy said he had missed or somehow lost the email requesting the notice be sent out. Fred was going to resend it.
- Fred reported that the car at Sterling Commons that was missing a front end had been removed.
- The board voted to spend up to \$400 to have HR Block do a review of the AGHA financials. The vote was unanimous except Matt voted "Present".

B. Vice President:

- Norm suggested changing term limits back to 3-year terms for board members to have more continuity in the board. After discussion it was decided to table this because it would involve a change of the Bylaws and it was too close to board election.
- There was discussion about who can serve on the board besides the owners. Currently it is only the spouse. It was going to be checked to see if other family members could be or those with Power of Attorney.
- It appeared that All Phase was giving the city a quote on erosion control along Parker Road.
- Need to prepare for the Annual Meeting in September. Meeting will be on the 3rd Monday of September. September 16. Notice needed to be physically posted at least 2 days before the meeting, and by email if the owners had provided an email address. Also, notice needed to be in the newsletter by September 1. Voting can be in person, by proxy or mail in ballot. If attending by video conferencing, no proxy would be needed for those attendees.

C. **Treasurer:**

- Matt reported the monthly financials statements were sent out.
- Matt reported the AGHA tax returns were completed. Cost was \$300.
- Matt would like to have reserve studies done. Struggling to find someone to do it. Norm suggested that over the years we've had from 1 to 2 years of reserves.
- Norm brought up the Corporate Transparency Act that we needed to pay attention to. Fred said the attorney had brought it up and we'd return to it in October.
- Matt said we still have 4 homeowners who have not paid their annual dues. He would continue to work on them with the help of other board members to get correct contact information.

D. **Secretary:**

- Sandra reported that planning on the summer picnic was going forward. It will take place on Saturday, Sept. 14. She was still looking for some of the AGHA equipment and some volunteers to help set up. Norm thought that Mike Zabinski would have it. She thought that it would be 3 – 7 pm or 3 – 6 pm. It was decided just to make it 3 pm with no end time. Jay Johnson was going to cook pulled pork and sausage. It was thought that we'd plan for about 50 people. The AGHA will provide everything. RSVP's will provide a more accurate count.
- Randy will put the new P.O. Box Address for the AGHA in the September newsletter.

E. **Grounds**

- Norm submitted a report on the tennis court crack repair
- Norm submitted a grounds report and noted that he thought it was important for homeowners to know how much free work they are getting and if he wasn't doing it, it would cost the Association a lot of money.
- Norm said he might want to rent a stump grinder.
- Norm and Quink planted some new plants at the entrance and added some mulch.

F. **Architectural Change Requests**

- Dave reported that there were 5 architectural change requests that were submitted and approved and all were looking very good.

G. **Welcoming**

- No report

H. **Social**

- Discussion was held about the dumpster days and it was previously decided that the middle of the week would be tried and it was decided they'd be Tuesday, Oct. 15 to Thursday, Oct. 17.

i. **Newsletter**

- Randy said the newsletter would go out on September 1 or so and that everyone should get their items to him by Friday, Aug. 23.

viii. **ADJOURNMENT** – The meeting adjourned at 9:06 pm with the next meeting to be the Annual Meeting on Monday, Sept. 16, 2024 at 7 pm.

APPROVED