

**DRAFT MEETING MINUTES**  
**AGHA BOARD MEETING,**  
**Held Wednesday, March 19, 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, Scott DeLong, Randy Simpson Absent: Matt Lenhart, Dave Estes
- III. **Homeowners Present:** Dao Truong
- IV. **Homeowners Present On-line:** Derrick Laughlin, Lynn Walton
- V. **Others Present:** None
- VI. **Minutes from February 19, 2025 were approved** unanimously with no corrections
- VII. **Homeowner's Forum:** Dao Truong was inquiring about the presentation by Xtreme Internet from the February 19, 2025 and wondering if any action was going to be taken to bring better internet to Andover Glen since his daughter worked from home and Comcast internet was not always reliable. Randy said that he invited Xtreme Internet to the meeting after they had reached out to the AGHA. Randy summarized for Dao what Fred agreed that it would be very difficult to get 67 homeowners to agree to this kind of contract and service, but he also agreed that it would be nice to have a robust internet choice other than Xfinity as the service seems to be spotty at times. Dao said in his older neighborhood that Quantum Fiber had installed fiber and it had nothing to do with the HOA. Randy said that some companies such as Ting and Quantum Fiber do come into neighborhoods and lay fiber that has nothing to do with HOA agreements. Scott suggested we might want to have a couple companies come in and do presentations and maybe Dao would like to head up such a project. Randy followed up and suggested that Dao reach out to Ting and Quantum Fiber to see if they had any plans to come to the Andover Glen area.
- VIII. **Officer Reports**
  - A. **President:**
    - Fred gave an update on the traffic calming project. He was wondering where the board thought some traffic calming tools such as "speed tables" should be placed. Fred wondered how difficult it would be to get buy-in from the neighborhood. Norm thought there was no way we would get 67% of homes to approve expending any money for traffic calming. Fred thought it appeared like the city would fund the traffic calming

projects. Scott wondered if we would have to go to a vote of the neighborhood to approve any traffic calming. Fred was going to get clarification on what signatures would be required.

- Fred gave an update on the status of applying for the Neighborhood Grant. Randy gave a summary of he and Fred meeting with the city to find out the details. Randy said he reached out to Easy Green to see if they would give a reduction of the cost for the mulching they'd given to Norm. Easy Green said they would give up to around \$1000 off if Andover Glen used volunteers. They would need a list of the volunteers and for them to sign waivers. If we got the grant from the city the cost to the HOA would be about \$6500 and they city would pay \$5000. Fred said we had a good feeling when we came away from meeting with the city. Fred was going to email Matt to see if the neighborhood could come up with the approximately \$6500 assuming we got the \$5000 from the city and then he and Randy would work on the grant application.
- Fred reported that the attorney had completed the requested summary of variances between our current Covenants and ByLaws. Norm offered to update the Bylaws based on the changes and then also produce a summary document for the Covenants that could be put on the website. The board will vote on the update to the Bylaws that Norm drafts. Lynn was asking if any changes were being made to the Covenants regarding the 10% cap on the amount that annual dues could be raised by the board each year. Randy clarified that the board is only looking to make sure Bylaws are up to date with state statutes and that we produce a summary document that shows where our Covenants vary from state law. Randy further elaborated that the attorney did NOT recommend updating Covenants to be in compliance with state law but agreed that producing a summary document every few years that highlighted the significant differences with state law was a more effective and affordable approach. Lynn wondered how much total in attorney fees the current board had spent to update Policies and Producers as well as the current summary statement from the attorney. Fred said that Matt could get the exact figure, but it was somewhere around \$2000 total.
- Fred brought up the anonymous letter that the board had received listing a series of areas the person was dissatisfied with. Fred said that he'd be more than happy to address the concerns of the letter if the person would come forward and perhaps even consider running for the board. Randy pointed out that it's easy to complain, but what the association and neighborhood really needed was people willing to actually step up and help out instead of just complaining. Lynn asked what the letter was about and without going into detail, Fred said it was mainly complaints and suggestions for what the board ought to do – but without an actual person willing to put a face with the items addressed in the letter, they were not worth responding to one by one. Randy summarized a general statement to the letter writer: Issues and complaints have a lot more credibility when someone is willing to step forward and put a name to

their suggestions and issues of concern and the board would be willing to address them.

- Fred reported that CTA was effectively dead.
- Fred wanted clarification about the \$500 spending limit for approval outside of regular board meetings. It was clarified that the board had agreed that anything over \$500 (except for emergencies) needed to be approved in person at board meetings.
- The board voted to approve the \$300 for stump to be ground out by Davey Tree Company.
- Fred thanked Dao for moving a wood pile by the side of his home that was not in compliance with Covenants.
- No action has been taken on the permanent specialty lighting that had been installed at 4903 S. Dillon St.
- Fred said nothing had been done regarding the windows and trash bins left out at 14314 E. Saratoga Pl., and that Dave was not going to handle it. Randy agreed that he'd talk to Meagan, a neighbor, about the issues and how to handle it since she knew the owner. The issue was brought up as to why the certified letter was undeliverable, and after some discussion about ownership and quick search of county records by Lynn Walton it was determined that Evan Sienko was the owner. Dao Truong added that he was a postal carrier and that it was more likely that Evan was not registered with the post office as resident at that address and this is why the certified letter was not deliverable. Lynn wondered why the board cared who the owners of properties were and if they were going to ask everyone in the neighborhood to produce deeds. Randy responded that generally the only concern is when a property is being rented out and is occupied by a non-owner. She pointed out the property at 4843 S. Crystal St. was occupied by a non-owner and asked how that was being handled. Fred said the board was aware of that and that she could check previous meeting minutes for the details of how it was handled.

B. **Vice President:**

- No

C. **Treasurer:**

- Matt was absent but financial statements were filed prior to the meeting.

D. **Secretary:**

- Sandra said that two of the rental properties had leases expiring. She said the current renters at 4934 S. Dillon would be staying until May 31 as per the allowed extension on the lease, and then the owners would take possession on June 1. Sandra reported that the property at 4823 S. Crystal St., a new management company had taken it over and that a new lease would be sent.

E. **Grounds**

- A grounds report was submitted prior to the meeting.
- Norm wondered how the cost of the Parker Rd. mulch project would be split between two years. Randy explained that the board could vote to essentially zero out the amount in 2026 and pay it all in 2025.
- Norm voiced concerns regarding grounds contractor costs for next year. He thought costs would be going up quite a bit based on the lower availability of labor or they could just cancel. Fred said we should address it when it comes up. Scott asked when the grounds contract actually comes due. Norm said it was through October, but we should be planning for larger increases for the next contract. Randy said we should start to have discussions about the 2026 budget now and if we think we're going to have 10% dues increase that we should start to inform our members now that's what we were thinking. Randy said we need to have Matt's input to look at reserves. Lynn asked if we always get three bids for grounds contracts, and Norm said we always do because it is good practice. Fred let us know that we have approximately \$90,000 in reserves, but Matt would need to confirm the exact amount.

F. **Architectural Change Requests**

- No new requests, but Fred was going to follow up with the river rock that was installed at 14367 E. Layton Dr..

G. **Welcoming**

- No new neighbors to report.

H. **Social**

- Sandra said we had received just two RSVP's and that it might not make sense to do it. Maybe we could just take "goody bags" to the families who wanted to attend. Fred thought that we should send something out to remind people to RSVP. Randy said he'd send something out when he got back from his trip. Fred said we could use some help to make the event happen.
- Randy said he'd got email about dates for a garage sale or dumpster days. After some discussion it was agreed that the first dumpster day would be June 18 – 20, and the other dates would be Oct. 15 – 17. After some discussion it was agreed that the summer picnic would be Saturday Sept. 13.

I. **Website**

- Scott reported that Duane's card had been taken off the website, but Matt used his own credit card instead of the Andover Glen debit card. Scott said the domain name is renewed every two years and the hosting is now paid every year.

J. **Newsletter**

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

ix. **ADJOURNMENT** – The meeting adjourned at 8:45 pm. The next meeting will be held on Wednesday, April 16 at 7 pm.

APPROVED