

**DRAFT MEETING MINUTES**  
**AGHA BOARD MEETING,**  
**Held Wednesday, June 19, 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. Board Members Absent: Jennifer Vaughan, Norm Arlt
- III. **Homeowners Present:** Bonnie and Bob Meyer, Cindy Wagner, Scott Delong, Kamie Bredel, Linda, Wendy and Stephen Jackson
- IV. **Homeowners Present On-line:** Lynn Walton, Derrick Laughlin, Frank & Anne Marie Heslop, Thomas Hendricks
- V. **Minutes from May 15, 2024 were approved** unanimously with the correction that Jennifer Vaughan wanted to make it known that she paid for the replacement of the lost tennis court keys.
- VI. **Homeowner's Forum:** Anne Marie Heslop wondered if the board was going to raise HOA dues next year again by 10%. She also wondered if money is being put into the tennis court maintenance fund. She asked about the cost of trees being removed. She hoped that the board was looking at the quality of spending versus the quantity of spending. Matt responded that the board does not know what it will do in the 2025-2026 fiscal year. Matt also said, yes, money was being set aside on a yearly basis for long-term tennis court repair only and that tennis court replacement would be \$250,000 and that is not what the reserve is for. Lynn Walton said it would have to be a community decision and not just to the board if we were ever going to replace the tennis courts. Fred said that he thought the board was doing a good job at managing funds. Lynn Walton said that she had been hearing some things from neighbors to the contrary and they were going to write some letters to the board. Fred said he welcomed input on how the board can do its job better.

Lynn Walton disagreed with the plan for doing the Parker Road erosion project and Fred said he was tabling it until Norm gets back. Lynn said she was working with the city engineer on the project and they installed the plants and dripline and that the city should be fixing it. Fred said it was all an unintended consequence of the sidewalk being installed. Fred said he'd like to get together with Lynn and find out his city contact. Lynn said that the city should fix it. Lynn said we should put together a task force beyond just

a few board members. Fred said he'd welcome Lynn and other neighbors being on such a task force using her contacts with the city engineer. Lynn also asked if the homeowner had to be present when people from outside the community were using the tennis courts. Lynn thought the board should state that the homeowner needs to be present when the tennis courts are used. Anne Marie asked where she could get a key from and Fred let her know it was Jennifer Vaughn.

Bob Meyer said his personal opinion was that we should allow people to store lawnmowers and other electric items in a shed because electric batteries can burst into flames. He said he was in general against sheds but liked the draft of the proposed change but thought the height was too high because of wind and it protruding above the fence. He was also concerned about drainage. He was also concerned that the cement base was too much for most homeowners. He was concerned about getting sued if we didn't allow a place for electric lawnmowers to be stored and sheds would give us an "out". He said fire departments don't know how to put electric batter fires out. Wendy Jackson said the fires that might result from smaller batteries are not like the large car battery fires and they can be put out with the right equipment. Cindy Wagner said renters sign agreements not to store items with lithium electric batteries. Bob urged the board to allow sheds with a lower profile and to give the board an "out". Bob said he thought Andover Glen was a bargain related to dues and the board should consider taking several smaller bites in dues increases and look closely at expenditures. Fred said the plan was 10% this year and then to look at each year separately and that we don't know what the future might hold. Fred also said we need to do more maintenance as the neighborhood was aging.

Wendy Jackson had some questions related to the budget for Matt and suggested there might be a better way to label things. She questioned why there were certain items in the budget such as the \$1600 for the Secretary to purchase items. They agreed to discuss the budget later.

Lynn Walton also questioned why the board voted to spend money for a laptop and printer and speakerphone and Skype. Randy pointed out the advantages of bringing the association into the modern era and having a laptop and access to cloud storage. Ann Marie Heslop also questioned why the board would spend money on frivolous things and that when she was on the board she used her own money to buy software. Randy thanked her for using her own money but said we can't expect that all future board members would use their own money to buy items for the association.

Bob Meyer said that the money in reserves should be used sooner than later as its buying power is being reduced because of inflation. He suggested one use would be to extend the brick fence. Fred said he was on the board when the fence was extended before and that part of the fence line is on state property. He pointed out that the brick wall reserve fund was discontinued years ago.

## **VII. Officer Reports**

### **A. President:**

- Board discussed the final language drafted by the attorney for the vote on the change to the covenants to allow sheds in the neighborhood. Some members wanted a change to the height restrictions. Fred explained the process for the vote. Lynn Walton questioned why we paid the attorney to prepare the ballot and mail it when the board has done it in the past. Bob Meyer thought the 8 foot height would be a wind hazard. Kami Bredel wanted to know if she could find out what the participation level was as the vote was proceeding as she was concerned about participation. Randy read the restrictions that would be placed on the sheds. He said it was clear that these would be quality structures. All board members present voted Yes except for Dave Estes who said it would be a nightmare to administer.
- Board voted to approve the expenditures for the attorney fees related to preparing and mailing the shed amendment ballots.
- Fred mentioned the Neighborhood watch on June 25 at 6 pm in the Aurora Room at the Aurora Municipal Center. Fred said he was going to go to see what he could learn.
- Fred thanked Dave for reminding neighbors who have been leaving their trash bins out to put them away.
- Fred brought up an email from Bob Meyer related to the condition of lawns. Fred talked with the city related to the status of drought declaration in the city. No drought has been declared. Fred wanted to know how the board wanted to handle lawns that were not being kept up. Randy said everyone should be treated the same. Some discussion was held related to how much watering can be done. Bob Meyer pointed out that it's more than just brown lawns like weeds. He also said that unkept yards will attract squatters. Matt said Bob should send letters of noncompliance to the board.
- Fred asked about any candidates for the Social position on the board. There were none.
- Fred said he contacted Lynn Walton and Kathy Johnson and asked for their help on the dumpsters and the fees with Waste Connections and they offered to help. Fred wondered if anyone knew how many non-residents were using the dumpsters. No one really knew. The suggestion was made that we look at having dumpster days midweek to prevent outside people coming in filling up the dumpsters over a long weekend.

### **B. Vice President (absent)**

- C. **Treasurer** Matt Lenhart reported on the May financials. He said May was fairly quiet. We paid Waste Connections, our water bill and All Phase landscaping. He

said we were at a \$10,000 net loss. Most of that was the tree removal at \$9,000 and the fence repair at about \$9,000. Board approved the May financials.

- Randy requested that everyone review the attachments he sends out to the board prior to it being sent to all the homeowners since the projected 2024-2025 budget was not included.
- Lynn Walton asked when the letters for 2024-2025 dues would be going out. Matt said it would be the following week.
- Matt presented the proposed annual budget for 2024-2025. The projected budget was based on a 10% increase in dues. This included putting money in reserves as well as legal fees and that a refresh of the covenants was probably needed as they were out of date based on changes. Lynn Walton questioned what we were out of compliance with. Fred gave some examples and said we don't know what else it there but they probably need to be removed. Randy pointed out that the reason that we hired the attorney was because laws had changed since we last had a vote and we might have done the shed vote incorrectly without attorney assistance. Randy asked Matt to go over the extraordinary expenses. The big expense was the tree removal at \$9,000 and then the fence repair was \$9,000 as well. Dave Estes mentioned that the sprinkler guy said the valves are not made anymore and they could be very expensive to replace. Matt mentioned that most HOAs had seen a doubling of maintenance costs and ours had gone up about 67%. Lynn Walton said she had talked to Braylon who said he'd got his workman's comp insurance and he would probably save some money for landscaping. Fred said we have a two-year contract with All Phases Landscaping. Randy asked what would happen if we did not raise dues by 10%. Matt said we would probably dip into reserves. Scott Delong asked about how much we had in savings with a 10% increase. Matt said we would be dipping into reserves about \$5,000 assuming no extraordinary expense. The board voted unanimously to approve the 10% dues increase for the 2024-2025 budget year.

D. **Secretary**

- Sandy asked about preparing for the summer picnic. She wanted to know what resources were available. It was suggested she contact prior board members. Sandy also mentioned that the Annual meeting was coming up in September and we needed to think about preparing for that and that some board members' terms were expiring.

VIII. **Board Member and Other Reports**

A. **Grounds**

- Fred suggested we table the discussion of the work to be done along Parker Rd. pending investigating city involvement. The board voted unanimously to table the work.
  - Jennifer Vaughan volunteered to assist with drip lines.
- B. **Architectural Change Requests**
- Dave reported that there was one Architectural Change Request from Kurt Krall who had some landscaping and concrete work done in the backyard.
- C. **Welcoming (position vacant)**
- D. **Social (absent)**
- IX. **NEWSLETTER** – Randy said the next newsletter will come out in September and said that anyone can send him articles that may be of interest to fellow homeowners. It is meant to be a community newsletter where anyone can submit articles or suggestions for articles.
- X. **MISCELLANEOUS** – Fred said the timeline for the getting out the materials for the vote on allowance of sheds would be that the attorney should get the materials out by the end of June and then then homeowners would have 60 days to get their ballots back, which would make it sometime at the end of August. Lynn Walton commented that we were overdue to a review of our books and said Kathy Johnson had used a CPA that she knew. Randy talked about having a immediate past President as a board member that would help with continuity of board member knowledge. A lot of time and money could be saved and missteps could be prevented by having such a position.
- XI. **ADJOURNMENT** – The meeting adjourned at 8:40 pm