

MINUTES 2022  
AGHA ANNUAL HOMEOWNERS' MEETING  
SEPTEMBER 19, 2022 AT 7:00 PM V-ESPRIT  
5240 S SHALOM PARK CIRCLE, AURORA, CO 80015

I. CALL TO ORDER - Meeting called to order by Andrea Levine and Joely Mauzy at 7:07 pm.

II. ROLL CALL

Board members Present: Andrea Levine, Joely Mauzy, Kathy Johnson, Duane Bredel, Lynn Walton

Board Members Absent: Anne Stellmon, Kelly Helling, Dave Estes

Homeowners - Matt Lenhart, Dick Moore, Jan Guerra, Fred Freeh, Binod Rai, Natalie Rai, Cindy Wagner, Kami Bredel, Stephen Jackson, Marcelle Esposito, Joe Shipee, Jennifer Vaughn,

III. INTRODUCTION OF BOARD MEMBERS (TERM EXPIRATIONS)

September 2022: Dave Estes (Architectural Control Committee), Lynn Walton (VP, Grounds)

September 2023: Kathy Johnson (Treasurer), Andrea Levine (Co-President), Anne Stellmon (Secretary)

September 2024: Duane Bredel (Communications), Joely Mauzy (Co-President, Neighborhood Watch), Kelly Helling (Welcoming, Newsletter)

IV. INTRODUCTION OF CANDIDATES FOR 2022-2024 TERM

Dave Estes - Absent

Jennifer Vaughn - She loves our neighborhood and would like to give back

Lynn Walton - She has served on the board in different positions and is currently acting Vice President and has been in charge of the Grounds. She has been the primary point of contact with our Grounds contract as well as with our trash/recycle contract.

V. 2021 ANNUAL HOMEOWNERS' MEETING MINUTES- These minutes were approved by the board on September 27, 2021 via an email vote.

VI. BOARD REPORTS

Co-Presidents-Andrea Levine, Joely Mauzy

- Both performed duties as required
- Joely Mauzy - participated on ACC committee and Financial Review committee
- Joely has been in contact with Bob Hanners, a handyman referred by the Meyers, in regards to fixing the brickwork in the front entrance. Bob is expected to give an estimate towards the beginning of next week.
- The board will check the electrical on the front entrance near where the damaged brick is.
- Andrea Levine - participated on ACC committee

Vice-President-Lynn Walton-Grounds

- Grounds - Lynn has spent lots of time setting up and working with our new grounds contract with Emerald Isle. She has worked to get the front entrance project completed.

Emerald Isle will complete their work in October. They will be doing some trimming and clean up to prepare for the winter.

- City Sidewalk Project - Lynn has also been the point of contact with the city for the city sidewalk project along Parker road. She has worked with them on the landscaping along the sides of the walk.
- Community Gardens - The board will add discussion of what to do with the garden plots on a future meeting date. Some ideas have been shared around how many to keep, or what to replace them with. A suggestion of a survey to homeowners was made to get the community feedback on what to do with the gardens.
- Trash Contract and Dumpster Days - Lynn has also been the contact for our Trash & Recycle contract. Our next Dumpster is scheduled for October 20-21, 2022.

Treasurer-Kathy Johnson

- Profit & Loss July-Aug 2022: 7 assessments have not been paid; a 12% fee has been applied to these assessments and accounts for the \$21.20 of late fees income (line item 4110); A lien will be filed on these homes on October 1st if not paid before then. Letters have been sent to these homeowners about the liens being filed. No response has been received from homeowners receiving these letters.
- Kathy made a motion to take out \$30,000 from the monies in the CD that will mature at the end of October 2022. This \$30,000 will be used to help cover the cost of the tennis court resurfacing and repairs as well as to cover the remaining estimated expenses of tree removal and clean up by Braylon and replacing the tennis court shed.
- The board voted unanimously to approve the motion noted above.
- Taxes were completed and filed with H&R Block. AG does not owe any money.
- There is a need for a treasury manual for future board members but this will take lots of time and help to create. This may be a future project that can be completed by a committee.

Secretary-Anne Stellmon

- Absent. Performed duties as expected.

ACC-Dave Estes

- Absent. Provided written report.
- Typical amount of outside activity this season with very few problems
- More xeriscaping occurring this year
- Reminder to homeowners: The Architectural Control Committee (ACC) has 15 days prior to the start date for minor changes, and 45 days prior to the start date for major changes to approve requests. This information can be found in the Policies and Procedures posted on our website.
- The ACC will continue to try and get the change requests back in 2-3 days but if they need to look into the request further give them the chance to do their due diligence before the work is started.
- Dave tore down the tennis court shed and will need volunteered help to get the wood (currently stacked by the gazebo) to the dumpster scheduled for October.
- Dave is working with Lube, First Point of the Game, on getting the tennis court resurfacing and repairs done.

Communications-Duane Bredel

- Duane is working on transferring website platforms. It has been more cumbersome than expected and is taking more time.

#### Neighborhood Watch-Joely Mauzy

- Continued to monitor Nextdoor and Community Crime Map
- New PAR Officer - Stacey Sparks - [ssparks@auroragov.org](mailto:ssparks@auroragov.org) 303-627-3175
- Joely participated, along with other homeowners, in a community meeting with Officer Sparks. An email was sent to homeowners with safety tips provided by Officer Sparks. We hope to make these available on the website in the near future.
- More of an eventful year:
  - + Mail thefts - more homeowners have replaced mailboxes with locking mailboxes
  - + Multiple attempted car break-ins/thefts and 1 car theft
  - + Robbery in Sagebrush
  - + Graffiti in Sagebrush
- REPORT crimes to APD! Call non-emergency line for: make reports, report suspicious activity; Call 911 - to report a crime in progress

#### Social-Unfilled position

- The Board hosted a Summer Picnic. We had a great turnout from homeowners and their families. The bounce house and waterslide was well used and loved by the kids.

#### Welcoming, newsletter-Kelly Helling

- Absent - No report.

### VII. BALLOT RESULTS

#### 2022-23 Proposed Operating Budget

- 38 ballots were received in total
- Ballots were counted by two homeowners in attendance at the meeting, Natalie Rai and Jan Guerra.
- 35 Votes were received to approve the proposed budget for July 2022-June 2023

#### 2022-2024 New Board Members

- Dave Estes, Lynn Walton, Jennifer Vaughn, and Matt Lenhart were elected to fulfill the 4 open board positions.

### VIII. AGHA FORUM

- Comment/Question - Should homeowners vote on the proposed budget for the upcoming year when the board has already approved it a few months prior to the annual meeting? → Board Response - the board will look closer at the ByLaws and Policies and Procedures to ensure that we are accurately following board procedures.
- Recommendation - Send out a more expansive survey to homeowners to get feedback on the community use of dumpsters, shredders, mulchers, garage sales, and community gardens. The survey could also inquire about other ideas for our community space as well as participation in volunteer committees for potential future board projects (treasury manual, social event with Woodgate, garden plots/community space, etc.)
- Comment - concern with community garage sales in the past is that they have brought in crime to the neighborhoods (break ins)

- Comment/Suggestion - positive feedback on the idea of creating volunteer committees. Suggestion to create a volunteer list that allowed volunteers to indicate what they would be interested in volunteering for. Add this to an expansive survey sent to homeowners.
- Suggestion - To help with connectedness and to reduce missed or forgotten emails from the board, a suggestion was made for use of an App called Group Me. This app would allow for communication between specific groups and could be used for events, info, etc.

#### IX. NEXT MEETINGS

October 19, 2022 AGHA Board Meeting via Zoom

September 18, 2023 AGHA Annual Homeowners' Meeting

X. ADJOURNMENT - The meeting was adjourned by Andrea and Joely and 8:45 pm.