

**2023 AGHA ANNUAL HOMEOWNERS' MEETING**

**SEPTEMBER 18, 2023 AT 7 PM**

**IN-PERSON, V-ESPIRIT, 5240 S SHALOM PARK CIRCLE, AURORA, CO 80015**

**I. CALL TO ORDER:** The meeting was called to order at 7:07 pm by President, Joely Mauzy.

**II. ROLL CALL**

**Board members present:** Duane Bredel, Dave Estes, Matt Lenhart, Joely Mauzy, Anne Stellmon and Jennifer Vaughan.  
**Absent:** Kathy Johnson.

**Homeowners present:** Kami Bredel, Tom and Lynda Hendrix, Norm Arlt, Toni and Bill Schwab, Debra Jones, Bob and Bonnie Meyers, Fred Freeh, Derrick Laughlin, Ann Marie and Franklin Isaac Heslop, Linda and Ron Adams, Dick Moore, Sandra Peoples, M.L. Hanson, Michael Zabinski, Susan Franceschi, Cindy Weist, Allan and Barbara Harrington, Joe Shippee, Binod Rai, and Cindy Wagner.

**III. INTRODUCTION OF BOARD MEMBERS (TERM EXPIRATIONS)**

September 2023: Kathy Johnson, Anne Stellmon

September 2024: Dave Estes, Duane Bredel, Matt Lenhart, Joely Mauzy (resigned), Jennifer Vaughan

**IV. INTRODUCTION OF CANDIDATES FOR 2023-2025 TERM-FIVE OPEN POSITIONS DUE TO TERM EXPIRATIONS AND RESIGNATIONS: KATHY JOHNSON, ANDREA LEVINE (resigned), JOELY MAUZY (resigned), ANNE STELLMON, LYNN WALTON (resigned)**

Norm Arlt

Fred Freeh

Randy Simpson

Sandra Peoples

Michael Zabinski

Ann Marie Isaac Heslop-withdrew her name for consideration.

**V. 2022 ANNUAL HOMEOWNERS' MEETING MINUTES**-Approved at the October 19, 2022 board meeting.

**VI. BOARD REPORTS**

**President- Joely Mauzy**

- Performed duties as required.
- Provided oversight of monthly meetings, annual picnic and support for the new Little Free Library donated by Colin Gilbert as part of his Eagle Scout project.

**Vice-President-Lynn Walton resigned September 11, 2023.** David Estes presented her grounds recap. See page 4: Recap 2023 Grounds Projects

**Treasurer-Kathy Johnson.** Matt Lenhart led the discussion for Kathy regarding the 2023-2024 Annual Budget and 2022-2023 Year End Financials.

- In good shape financially, for a small community.
- Assessments stayed the same this year at \$530.
- Received 8 transfer fees at \$300 and 1 at \$200.
- Lien filed for one home sale, recovered assessment, late fee and attorney fee
- Fully funded for the tennis court \$35k refurbishing.

**Secretary-Anne Stellmon**

- Performed duties as required and maintained permanent files.

**ACC-Dave Estes**

- Typical year for landscaping, painting, roofs and solar panels. The board has responded to all requests very quickly. Thank you homeowner's for following covenants and submitting your Architectural Request Forms.
- Tennis court

Finishing up crack repair; should start resurfacing as soon as that is done. The company has had a hard time with staffing and multiple jobs. Estimated finish – TBD. Contractor will be paid when job is finished; no money paid to date. Contacted 13 companies for bids; only 4 showed up to make a bid. If we try a different company to complete the job, the new one won't warranty the work.

**Communications-Duane Bredel**

- Updated website and worked on new format, published newsletters as provided by Joely.

**Neighborhood Watch-Matt Lenhart**

- No update for neighborhood watch – quiet year.

**Welcoming, newsletter-Jennifer Vaughn**

- 9 new families joined the community.

**VII. 2023-2024 OPERATING BUDGET**

- Biggest item will be grounds and sprinkler. Next year we could spend between \$25k – 28k. We do have that in our budget if we use cash reserves.
- \$530 yearly assessment rate is not enough to run the HOA annually.
- Budgeted for 2 home sales, but we may have more.

**VIII. Dumpster Days**

- The new board will be responsible for scheduling and approving the expenditure. Our spring dumpster day was free but we may need to pay for the fall event.

**IX. CAPITAL IMPROVEMENT PLAN (CIP) presented by Matt Lenhart:**

- Community infrastructure is 45 years old and it's time to think about how to replace it. We need seed money for future projects.
- A community survey regarding their priorities will help the board with developing a CIP.
- We can work towards a 2-3 year reserve plan separate from the operating budget.
- Operating budget is based on anticipated income and expenditures. CIP would be for special projects.
- The amount of required reserves is dictated by law and we may need to backfill the reserves if we deplete the accounts or have a special assessment for special projects.

**X. GROUNDS REFERRAL OF NON-COMPLIANCE FOR THE BOARD**

**XI.** Joely shared the pros and cons of the common area maintenance plan that the board choose this year.

**XII. AGHA FORUM**

**Norm Arlt**

- Expressed concern on lack of adequate grounds maintenance. He referenced the Referral to the Board submitted by 5 past Board presidents and 3 past Board members.
- He also pointed out that efforts to get City of Aurora or CDOT to pay for watering or maintenance on the Parker right-of-way would be futile, since that would commit them to pay the same for all property owners along Parker.
- He felt that the main priority of the Board is not to save money, but to protect our investment in our homes while wisely spending the money needed to do that.

**Fred Freeh**

- Most of the comments had already been mentioned that he wanted to discuss. He wanted the tension in the room lowered.
- Fred looks forward to working with the new board.

**Derrick Laughlin, response to Board Referral of Non-Compliance:**

- Property values have not been affected short term and are supported by summer sales data. 4-5 houses were sold from April to early July 2023 with increased property values; other statements are inappropriate.
- The complainant's lack of a desire to communicate with the board resulted in a misunderstanding about budgetary constraints.
- Specials assessment for a temporary issue is inappropriate; it is easy to spend money to rectify short term problems.
- It is not accurate that there has been a problem for the entire year.

**Bob Meyer**

- Who wants to be a millionaire? Our homes are our biggest investment, and maintaining the common areas is a key to higher property values.
- There are 5 or 6 lots in the neighborhood that aren't being maintained and something should be done.
- Common area looks worse than homeowner's lots. Xeric landscape is overgrown.
- Aurora has not maintained the North Shop Creek area for 5 years. Chambers & Joplin drainage is well maintained and that is what ours should look like. Have also seen rattlesnakes in this area.
- Parker Road area is our face to the world and should be maintained in an acceptable manner.
- HOA fees are a bargain and we should consider raising HOA fees \$10 per year over a three year period or multiples as necessary.
- Norm and Quink should once again maintain our common area. Offer them a stipend or dues reduction for their efforts.

**Dick Moore**

- Not aware that homeowners are restricted to speaking for 10 minute during the AGHA Forum.
- He's volunteered several times over the past couple of years to help with financials and tried to pass CPA knowledge on with no results. Board has not cooperated with him.
- He understands that Norm's issues are being ignored. Norm volunteered to take care of the grounds and didn't have major issues. Disappointed when Norm was forced off and happy that Norm is coming back.

**Bill Schwab**

- Difficult to thank the board for their service; it's a thankless job.
- Bring back in-person meetings; no more Zoom meetings.
- Norm has been disrespected in every way. The board is horrible at communication.
- Be more aggressive with violation referrals. Get the referral, serve notice and get the attorney involved if necessary.

**XIII. BALLOT RESULTS**

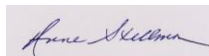
- Susan Franceschi and Debra Jones counted the ballots.
- 2023-2025 New Board Members: Norm Arlt, Fred Freeh, Randy Simpson, Sandra Peoples and Michael Zabinski.
- Board positions will be determined at the October 18, 2023 board meeting.

**XIV. NEXT MEETINGS**

October 18, 2023 at 7 pm AGHA Board Meeting  
 September 16, 2024 AGHA at 7 pm Annual Homeowners' Meeting

**XV. ADJOURNMENT:** The meeting was adjourned at 9:40 pm.

Respectfully submitted,



Anne Stellmon  
 Secretary, AGHA

## Recap 2023 Grounds projects:

- Took bids from 2 companies regarding spring cleanup of Andover Glen property, including Parker Road. Board voted to go with LandTech and they completed their cleanup in May 2023. LandTech removed some dead bushes and sprayed for weeds, and trimmed bushes. Although we sought additional landscapers, only 2 contacted us to submit an RFP.
- Hired Brian Rogers, The Sprinkler Guy, to initiate the sprinklers and to do backflow testing. Hired Braylon Nguyen to do weed control of the turf areas and to mow weekly. Braylon also completed a mowing of North Shop Creek in August.
- Planted annual bedding plants to AG entrance to enhance the attractiveness of the front entrance. Weeding was done by Lynn, Kathy Johnson and Jan Guerra.
- Worked with City of Aurora on the installation of new plants and hardscape material for new area parallel to sidewalk installed by City.
- Called mulch places to get best pricing and secured 40 yards of mulch for AG park area.
- Organized 3 volunteer Saturdays to have homeowners come and spread mulch and pull weeds. Please keep in mind that this has been a very wet summer which has contributed to the proliferation of weeds. On the 3 volunteer days, we had 12 people at first event, 19 at second event and 13 at final event. Several of the contributors were teens with their parents.
- In July, began working with our council person, Alison Coombs, regarding the weed problem along Parker Road. Lynn followed up with several calls to Alison and also the City of Aurora assistant, Deborah Graham. To date, no follow up has been received from the City or our councilperson on the weed issue.
- Since the inception of the new landscape project, we have been asking the City of Aurora for assistance paying for the water that is being supplied by Andover Glen. We have not heard back from the City regarding what remedy, if any, they are taking on our behalf, to assist with water payments. While Lynn did speak with a senior water manager at the City, she was told that our city-councilperson is handling the issue.
- Lynn reached out to several entities at CDOT to inquire about weeds and mulch for Parker Road. Awaiting a response from CDOT representative who has oversight for area along Parker Road regarding weed removal and mulch replacement.
- After receiving complaints from homeowners about discolored water in North Shop Creek in late spring or early summer, reached out to City of Aurora. Water supervisor worked with Lynn to do testing of water (nothing toxic) and the City eventually traced the problem to a business “upstream” that was dumping materials into the water system. This happened again a month later and we followed up again with the City. It was resolved and no further water discoloration has been reported.
- Following our wet summer and some windstorms, the fence along Parker Road was blown down. We got bids and had the fence repaired.
- After another storm, a Russian olive tree on our property broke another portion of the fence bordering North Shop Creek. Lynn visited the townhomes directly behind our property and spoke to several of the homeowners of the condos. We got bids for tree removal and the work was done in August. Repair of the fence north of Shop Creek will occur on 10/3 or 10/4.
- Additionally, several other Russian olive trees were threatening to fall and not only affect our fence but also to potentially cause damage to the condos or cars that park directly behind the fence. As this could have resulted in legal action if our trees caused property damage, the Board voted to remove the trees that were most concerning. Recommend removal of the other Russian olive trees in the future
- After we received notice that some of the brick fence along Parker Road was developing cracks in the seams and also in the brick structure, Jay Johnson caulked the cracks and repaired the seams between fence and pillars.
- In July, we contacted LandTech to give us bids for fall cleanup. LandTech was asked to provide separate bids for AG property and Parker Road (CDOT owned) property. Lynn and Dave did a walkthrough with LandTech. These bids have been sent to the Board for review.
- Arranged for Davey Tree to winter water pines at front entrance in December.  
Submitted,  
Lynn Walton and Dave Estes