

DRAFT MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, Jan. 17, 2024
IN-PERSON, V-ESPRIT, 5240 S SHALOM PARK 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, Norm Arlt, Sandra Peoples, Randy Simpson, Mike Zabinski, Matt Lenhart, Jennifer Vaughn, Duane Bredel
- III. **Homeowners Present:** Kami Bredel attended via Teams
- IV. Minutes from the meeting of Nov. 15, 2023 were approved unanimously and a motion was made to amend the possible rental property address mentioned in the agenda to 4934 S. Dillon St.
- V. **AGHA FORUM: (Limited to 3 minutes per homeowner)** None.
- VI. **Officer Reports**
 - A. **President:**

Fred Freeh reported that there had been communication via email with the realtor and owner purchasing the home at 4934 S. Dillon, giving them the information that the property could be rented out based on only one known rental in the neighborhood and that there can be a maximum of 5. Fred said that Randy had provided the realtor and homeowner with the guidelines for rentals in Andover Glen. Fred reported that a white radon pipe had been installed on the side of the property and he was going to investigate the ability of the AGHA requesting that this pipe be painted to match the color of the house. There was some debate about whether the Association had the authority to request it be painted or could regulate the aesthetics of radon systems such as color and where such radon piping is attached and routed on a home. Fred was going to reach to the Association attorney to get some of these questions answered. Homeowner Kami Bredel commented that she didn't think the AGHA could regulate anything related to radon mitigation systems.

Related to the rental properties, Fred was wondering if we had a copy of the current lease for the rental property in the neighborhood. Randy was going to check again through the papers he'd received from Anne to see if a copy of the lease was there.
 - B. **Vice President** No Report.
 - C. **Treasurer** Matt Lauer sent the current financials for AGHA including the Balance Sheet, Profit and Loss, and Financial Transactions as of Dec. 31, 2023. He also

reported that two homes had sold in the neighborhood and the fees had been received for those.

D. **Secretary**

- Randy would like to have an AGHA calendar of events posted on the website.
- Randy would like us to gather items for a possible February newsletter, he will speak to Cindy regarding this process.
- Randy suggested that we gather information and for our next board meeting it is listed as an agenda item the month before so we can discuss what to put in the newsletter.
- Randy is updating the new homeowners list and removing the names that no longer live in the neighborhood. He said he would have that list ready by the next board meeting.

VII. **Board Member and Other Reports**

A. **Grounds**

- Norm asked about the tennis screens and the Board approved \$1400 for tennis court screens.
- Norm asked about the dumpster days for this year and Fred suggested that we have dumpster days June 4, 2024 starting on a Monday and Pickup would be on Wednesday. Most of the board agreed with this option and it may cut down on the cost if done during the week.
- Mike said he would call the company and let us know what he finds out.
- Norm asked about the cost of the annual flowers in the past? Matt said he will send Norm the 2023 grounds cost.
- Norm sent out a list of what has been done to the grounds and he has contacted 3 companies and sent them contracts for who will be selected to do all the grounds work, that includes general maintenance of mowing, fertilization etc. Norm said costs are way up and it looks like it will be around \$20,000 per year and in the past we have budgeted \$15,000.
- Norm is looking at contracting with the company of choice for 2 years instead of 1 year with a 30 day opt out, due to having difficulty finding companies.
- There were some repairs that were not approved by the previous board for last year's repairs.
- The amount of \$20,000 dollars pays for everything except for watering.
- Norm had previously sent out a full grounds report and thinks that homeowners need to understand how much money they are saving by having volunteers do this kind of work.

B. **Architectural Change Requests –**

- Dave reported that 2 people in the neighborhood are putting solar panels on their homes. The addresses are:
 - 4811 So. Carson St. owned by Tim Guilliams
 - 4892 So. Dillan St. owned by Jonathon Solomon

- Dave reported that the home on 4934 S. Dillon St has put up some radon equipment piping along the side of their home and it sticks out and doesn't blend in with the general aesthetics of the neighborhood requirements. Dave reported that we have no general authority over this equipment but Fred was going to contact our lawyer to see if we are able to at least control the color of the pipes.
- Dave would go speak to the owners of the property once Fred speaks to our attorney regarding the radiant pipe color.

C. **Welcoming**

- Jennifer reported that we she had met the new neighbors, she had welcomed the new neighbors Ryan & Lorin Pahlau who moved into 4833 S. Crystal St., and Ivan and Mackenzie Goskirk, who moved into 4801 S. Carson St.

D. **Social**

- Mike reported that the Christmas Party turnout was good, we had 42 confirmed folks attending but only 31 actually showed up. There were 8 kids that parents brought but it worked out as one parent stayed with the kids in another room.
- Mike sent out a Thank You card to Cindy at V-Esprit to thank them for the space.
- It was suggested by Matt that \$100.00 should be given to V-Esprit for their assistance with hosting the party. A motion was passed to give this amount.
- Mike asked about a survey that was done years ago, and what and why it was done? Did anyone remember or have this information?
- Mike wants to get some topics from the homeowners on engaging people's interest on new ideas so we can create new events.
- Randy suggested that we just start over with a new survey and Mike said that he would like to handle the survey.
- Randy said that we need to do more with our social committee, maybe have a game night, or give out candy for upcoming holidays to show the homeowners that we care. Valentine's day and Easter were brought up as Kathy Johnson was a part of these events in the past. Mike will contact Kathy.
- Mike is scheduling an invite meeting to all homeowners scheduled for January 31, 2024 to brainstorm different ideas on what we can do to have more participation.
- Mike said that our party cost was under budget by \$200.00 dollars the food cost was about \$800.00 so this allowed us to donate the additional \$100.00 to V-Esprit.
- Mike reported that a few people requested to be unsubscribed to the invites he'd sent out.

E. **Newsletter**

- Cindy offered to help with the newsletter, we will give her the content that is generally scheduled to be out on March 1, and then June, maybe we get a list of the dates the board sends this out. AGHA generally doesn't have enough information to send out a newsletter every month.

VIII. **Other Items of Business**

- Randy wanted to know the general interest of the board in having him look into the potential for using the land on the north side of the creek in the park for a community solar garden. He said Xcel did have a program where it would potentially buy this energy back. The board expressed an interest and Randy said he'd reach out to Xcel to find out more about the program.

- ix. **NEXT BOARD MEETING:** The next board meeting was set for 7 p.m. on February 21, 2024.
- x. **ADJOURNMENT** – The meeting adjourned at 9:27 pm

DRAFT