

**MEETING MINUTES**  
**AGHA BOARD MEETING,**  
**Held Wednesday, Feb. 21, 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 7:04 pm
- II. **Roll Call:** Board members present: Fred Freeh, Dave Estes, Norm Arlt, Randy Simpson, Mike Zabinksi, Matt Lenhart, Jennifer Vaughan, Duane Bredel (via Teams) Absent: Sandra Peoples.
- III. **Homeowners Present:** Bob Meyer, Bonnie Meyer, Dick Moore, Kami Bredel (via Teams)
- IV. Minutes from the meeting of Jan. 17, 2024 were approved unanimously.
- V. **AGHA FORUM: (Limited to 3 minutes per homeowner)**
  - A. Bob Meyer reported that he was having a gutter heating tape installed on his home. Said it would mostly be hidden except for a small electrical cord.
  - B. Bob said he thought we should investigate city ordinances related to any solar panels to be installed at the Andover Glen park as well as the potential for glare on homes and traffic. Randy responded that it was still very much in the exploratory phase, but he thought Bob raised some good points.
  - C. Bob thought we ought to buy replacement parts for anything we might need now since inflation and availability may become an issue. Norm responded that he wasn't aware of any items we needed.
  - D. Dick Moore said we didn't need to worry too much about inflation. Dick said the solar garden idea was worth looking at.
  - E. Dick gave Kudo's to Matt for his thorough financials and appreciated the detailed meeting minutes.
  - F. Dick wanted to make sure all financial transactions are approved by the board and Fred assured him that they were.
- VI. **Officer Reports**
  - A. **President:**
    - Fred Freeh requested that each board member submit a summary of their key functions by March.
    - Fred reported that the PVC Radon pipe at 4934 S. Dillon St. had been painted.
    - Fred gave details of his talk with the HOA attorney. He said the main thing we should be watching for is an update on the Federal Transparency Act and that there should be an update later this year. He would be checking with the attorney again in September.
    - Fred reminded the board of the DORA annual renewal coming up. He said this has been being sent to former board Secretary Anne Stellmon.

B. **Vice President** No Report.

C. **Treasurer** Matt Lauer had previously sent the current financials for AGHA including the Balance Sheet, Profit and Loss, and Financial Transactions as of Jan 31, 2024. He reported that the Holiday Party had been paid for including a payment to V-Sprit for the use of the rooms.

D. **Secretary**

- Randy said he was working on a new directory and hoped to get it out before the March meeting.
- Randy said there had been a lot of turnover in the PAR division with Aurora Police and it was hard get hold of anyone for our area. He said he's left messages for J. Jenkins, the PAR officer listed for our area, but no response so far.
- Randy reported that he'd been in contact with Xcel and the solar garden program is a bit different than thought. It would be up to the HOA to partner with a solar installer. This could potentially involve a significant up front cost for the HOA, depending on the installer. Randy would keep researching.
- Randy reported that there was free HOA 101 class available to take through the city. Dave reminded him that some of the previous board members had attended this quite some time ago.
- Randy volunteered to be the conduit of getting articles for the newsletter compiled and sent to Cindy and/or Duane. The board was to send Randy newsletter items by Friday, Feb. 23, to go into the March newsletter.

## VII. **Board Member and Other Reports**

A. **Grounds**

- Norm submitted a detailed report in advance of the meeting.
- Norm will be ordering and installing the previously approved Tennis Court Screens.
- Norm recommended and the board approved two contracts for landscaping and maintenance. The Sprinkler Man was selected for a one-year contract for and s and All-Phase Landscaping for landscaping. He was going to be going to be meeting with All Phase on site to look at selected landscaping details.
- The Board approved Norm's recommendation for the charge of \$10 per plot for the community garden area.
- Norm was asking about the previous budget and plans for the entrance landscaping and was recommending the annuals be replaced with perennials.

B. **Architectural Change Requests**

- Dave reported that there were three Architectural Change Requests that he'd received and approved. 1) 14160 E. Saratoga Pl. was replacing all the windows, 2) 4934 S. Dillon St. was installing a new handrail along the front steps 3) 4934 S. Dillon St. was painting the PVC radon pipe to match brick and paint color.

C. **Welcoming**

- Jennifer reported that we she had met with Eliot Kim, the new owner at 4934 S. Dillon St.

D. **Social**

- Mike reported that he was going to be sending out a survey to all AGHA residents asking them a variety of questions related to social activities and involvement with the AGHA. He would report back to the board on the results of that survey later in March.
- Mike reported that he was still trying to get exact pricing for dumpsters.

VIII. **NEXT BOARD MEETING:** The next board meeting was set for 7 p.m. on March 20, 2024.

IX. **ADJOURNMENT** – The meeting adjourned at 8:42 pm