

APPROVED MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, March 20, 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, Norm Arlt, Randy Simpson, Mike Zabinksi, , Jennifer Vaughan, Sandra Peoples Absent: Matt Lenhart, Duane Bredel
- III. **Homeowners Present:** Derrick & Lynn Laughlin (via Teams), Linda & Steven Jackson (via Teams), Anne Marie Issac
- IV. Minutes from the meeting of Feb. 21, 2024 were approved unanimously with 3 corrections: 1) Spelling of Vaughan in Item II, 2) Spelling of Norm in Item V, 3) Address of 4934 S. Dillon St. in item VII(c).
- V. **AGHA FORUM: (Limited to 3 minutes per homeowner)**
 - A. Anne Marie Issac was upset that her covered car on her driveway was becoming an issue of concern for the board. She said the car was completely legal. She stated that she considers anyone coming onto her property to check the status of the car to be trespassing and that she owned a gun.
- VI. **Officer Reports**
 - A. **President:**
 - Fred Freeh sent neighborly letter to 4934 S. Dillon St. to inform them they had a large limb down from his ponderosa since no one lives there.
 - Fred said the Covenant Amendment discussion related to the allowance of sheds would be moved to the April 17 meeting.
 - Fred spoke with a Code Enforcement officer and found that covered parked cars in driveways that are legally tagged and in operating condition cannot be ticketed. The officer said he cannot go onto private property to investigate. Derrick Laughlin replied that he thought there had been covered parked cars in the past in the neighborhood.
 - Board is to get list of their basic board functions as they can.
 - Fred said the new rental lease agreement for 4823 S. Crystal was due in early April.
 - Fred reported that the DORA AGHOA registration was due by March 31, 2024. Anne Stellmon was going to take care of it this year and then it would be passed on to the new Secretaries.
 - Fred suggested we have an evaluation of the remaining Russian Olive trees. Because of the high cost of removing them, the decision was made to

continue to monitor them and deal with them one at a time as they create a hazard or being to fall.

- Fred suggested we need to look at doing something with the landscaping of the large open areas in front of the fence along the northern boundary of the property. Randy suggested maybe we apply for some of the landscaping grants the city gives to neighborhoods. The board decided to continue to look for opportunities.
- Fred suggested we look at changing the median landscaping around the Austrian Pines after Norm, Quink, and he assessed the area. The area can only be seen for about two months before the pine needles cover the stone, rock and mulch again, and is not best practice. The stone, rock, and landscape fabric impede water, oxygen, from flowing through the landscaper fabric which in time will gather sentiment on top of it further sealing off oxygen and water to the trees. The rock also retains heat in that area. He suggested removing the 6 stripes of rocks and adding another row with them around the perimeter. The recent wet heavy snow that ran down the grounds along Parker Road created erosion rills in areas washing dirt and mulch down to the creek. He suggested taking the river rock from the median and filling in the worst of the erosion rill areas. The landscape fabric could be discarded, and 3 inches of mulch put down in the median area allowing water and oxygen to penetrate the soil. Later, perhaps ground cover or low plants could be added to this part of the median. Derrick Laughlin disagreed that rocks would prevent the trees getting moisture. The area in front of the monument sign is to be monitored for now to see what returns before doing anything further.
- Fred reported he had contacted Jen Debrow, who is the Neighborhood Watch Coordinator Volunteer who has plenty of good ideas for our community. He will schedule something with her in the future. Officer Jenkins is our PAR officer who is extremely busy.

B. **Vice President** No Report.

C. **Treasurer (absent)** Matt Lenhart had previously sent the current financials for AGHA including the Balance Sheet, Profit and Loss, and Financial Transactions as of Feb. 29, 2024.

D. **Secretary**

- Randy wanted a clarification of duties related to the newsletter. He said Cindy Wagner was willing to help but she had got back to him too late to help with the March newsletter. Randy said Duane had been the one laying out the newsletter based on content given to him by the board. It seemed everyone liked the new format and Randy would send it to Duane and he could use it to lay out the newsletter. After some discussion the decision was made to try and get the newsletter out quarterly with the next being June 2024.
- Randy had attempted to contact our PAR officer several times by phone and left messages.

- Randy said that he'd sent emails with inquiries of interest to companies who developed solar farms but so far no one had responded. He suggested that our area might be too small for most companies who do solar farms to be interested in, but he would keep trying.
- Randy to send out a revised Neighborhood Directory to the board for feedback.

VII. Board Member and Other Reports

A. Grounds

- Norm submitted a detailed report in advance of the meeting.
- Norm will be checking on a product that could be used for Tennis Court crack repair. There was no warranty on the work completed last year and it's already cracking again.
- Norm said the tennis court screens are in and he'll be installing them.
- Norm suggested we get a calendar of events put together so people can see what it scheduled or coming soon. It could go on the website and/or in the newsletter.
- Norm said the Community Gardens liability waiver was from 2013 or so. Randy suggested Norm look into it and see if it needs to be updated for any reason. It might even need to be reviewed by the attorney. Once completed it could be put up on the website.

B. Architectural Change Requests

- Dave reported that there was one Architectural Change Request. 4801 S. Carson St. was adding a new fence and gate and the old one fell.

C. Welcoming

- No new residents for welcoming. She said she would review the directory once Randy sent it and would let him know of any corrections.

D. Social

- Mike briefly reviewed the results of the AGHA interest survey and suggested that the results should be looked at in more detail and then plan some next steps based on the results.
- Mike said he was still trying to get in contact with someone to give him costs for the dumpster.
- Mike said the Easter Egg hunt only had 3 registrations and 4 kids. It was suggested to send out one last invite and if there were no more responses then the event be cancelled.

VIII. NEXT BOARD MEETING: The next board meeting was set for 7 p.m. on April 17, 2024.

IX. ADJOURNMENT – The meeting adjourned at 8:45 pm