

**DRAFT MEETING MINUTES**  
**AGHA BOARD MEETING,**  
**Held Wednesday, April 17, 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 Zabinski, Jennifer Vaughan, Sandra Peoples, Matt Lenhart, Duane Bredel
- III. **Homeowners Present:** Kami Bredel
- IV. After some discussion about the Minutes from the meeting of March 20, 2024 it was discovered that Randy had inadvertently sent out an older DRAFT version of the minutes from the March meeting that was lacking several corrections from Fred Freeh. The updated version was presented directly from the Secretary's laptop during the meeting and these are minutes approved unanimously during the meeting. These minutes would be available on the AGHA website.
- V. **Officer Reports**
  - A. **President:**
    - Fred suggested that there should be a predefined due date for the first draft of the prior meeting minutes to be sent to the board and that items for the next meeting agenda would be sent to the Secretary. It was agreed that a first draft of the minutes be sent out **no later than 16 days after the meeting** and that the board members get items to the Secretary for the next agenda no later than **1 week prior to the meeting**. The Agenda and draft minutes will be sent out to the full membership no later than the Sunday prior to the Wednesday meeting.
    - Fred reported that a lease agreement had been received for 4934 S. Dillon St.
    - Fred reported that he was still working on setting up a meeting with the Neighborhood Watch coordinator.
    - Fred wondered if any board members had been able to attend the city's HOA training session on HOA budgets that took place April 11. No board members had.
    - A survey of interest petition with signatures for a potential change of AGHA Covenants had been turned in by Kami Bredel. The board discussed the petition and suggested a few amendments to the potential change before it went to the attorney for legal review and final draft of language. The board suggested that the thickness of the concrete pad be specified at 4 inches, the size be set at a maximum square footage of 80 sq. ft., and the maximum height at the highest point be set at 8 ft. It was decided that these changes were not substantial enough to generate a new interest petition, and Kami

was to add these changes and present a new draft for signatures by the President and Secretary and then Fred would bring it to the attorney for review.

- Fred and Norm gave an update on the two bids and scope of work for some mitigation of the washed out areas along Parker road by re-utilizing the river rock from the median to make some river rock dams. Two bids were presented for this project by All Phase. One of them would use the rock we have from the median. The second alternative would put new rock all along the area. Because of the expense, it was suggested we push it into the next fiscal year and table it until the June meeting.
- Norm added that he communicated with CDOT related to potential a blocked drain that may be causing some the issues with drainage along Parker Rd.
- Sandy was going to inquire about the rental agreement for 4823 S. Crystal Street which still had not been received.
- Fred reported that the trash bins at 14100 E. Saratoga Pl. were in front of the garage. It was confirmed that it was a violation of our Covenants to do this, and Fred was going to check and see if it was also a violation of city code. Once Fred got the information, Randy would send out a friendly reminder email to AGHA members to put trash cans behind a fence.
- Randy was going to add the 2 boxes of AGHA documents to the AGHA inventory list.
- Discussion was held related to the appropriateness of on-line voting for approving contracts and other financial payments. A motion was made and approved that except for urgent life safety issues that need immediate attention, that any payment over \$500 would need to be voted on in person by the board.

B. **Vice President** No Report.

C. **Treasurer** Matt Lenhart had previously sent the financials for AGHA including the Balance Sheet, Profit and Loss, and Financial Transactions as of March 31, 2024.

- Matt reported that we were down about \$18,000 for the year because of unanticipated costs. The money came out savings
- There was a discussion about the overdraft protection on the checking account. Matt has it set up now for the bank to transfer from savings but there would be an overdraft charge. Matt will make sure to keep enough money in the account.
- Preliminary discussion on the 2024-2025 Budget. There will need to be at least a 10% in dues but ideally it should be 20%. Because the board failed to raise dues last year and costs are increasing the 20% is really the financially responsible thing to do. The decision was made for Fred to draft a letter to AGHA members discussing the need for the larger increase.

D. **Secretary**

- The Secretary of State and DORA registration have been updated.
- Receipts for the SOS and DORA registrations were turned into Matt

- The Secretaries were still trying to get Carrie's name changed to Randy.

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

### A. **Grounds**

- Norm submitted a detailed report in advance of the meeting.
- Norm will be working on tennis court crack repair and is trying acquire the appropriate products.
- A proposal was made a vote taken to get rid of the need for a liability waiver for the community garden.
- It was clarified that both the All Phase Landscaping and the Sprinkler Man were two year contracts
- Water was going to be turned on the week of March 25
- Norm reported about the new digital water meters by Aurora Water that could be read in 15 minute increments
- Norm asked for information from Matt on the AGHA water statement so he could monitor it.

### B. **Architectural Change Requests**

- Dave reported that there were no Architectural Change Requests.
- Sandy asked about the signed Architectural Change Requests. Dave said he kept all signed copies – hard copies all the way back to 2005-2007.

### C. **Welcoming**

- No new residents for welcoming. Jennifer said she would be meeting the neighbors that have moved into the rental property.
- Jennifer said she could not find the copies of the tennis court keys. She said she would replace them with a copy she had.

### D. **Social**

- Mike asked the board if there was anything from the survey that might alter any of the way the members of the board functions.
- Mike said there were 2 kinds of households in the neighborhood – with and without. He said the neighborhood is changing and more people with kids were moving in. We probably needed to think about that as we plan events. He said there was a real mix of reactions the park and how its used. He suggested we should use the data to make good decisions for the neighborhood and we operate.
- Mike suggested that we look at the data from the survey as we think about asking for a raise of dues.
- Mike is planning to invite all AGHA homeowners to webinar to go over the results of the survey and gather more input. He would try to schedule it before the letter goes out from Fred related to an increase in dues.
- Mike presented a proposed schedule of social events for the year.
- Mike said the contract on the dumpsters expires in 2026. We get one free dumpster day and the second dumpster day would be \$475 per dumpster.
- Randy suggested we look for “low hanging fruit” of things that don't cost a lot for social activities, including grants from the city for neighborhood block parties.
- Duane was working on getting a calendar up on the website.

- There was a discussion about which day of the week the dumpster days should be. Fred wanted to try mid-week. Randy suggested that we delay any changes to the weekend dumpster day schedule until the 2<sup>nd</sup> dumpster day.

vii. **NEXT NEWSLETTER ITEMS** – The next newsletter will come out in June and the board would need get items to Randy for the next newsletter by Friday, May 17

viii. **ADJOURNMENT** – The meeting adjourned at 9:48 pm

Approved