

DRAFT MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, May 15, 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 7:03 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 (via Teams)
- III. **Homeowners Present:** Lorin Pahlau (via Teams), Derrick Laughlin (via Teams)
- IV. Minutes from April 17, 2024 were approved unanimously.
- V. Mike Zabinski announced that he was resigning from the board. He enjoyed his time on the board and feeling good about the current board. Feels like he contributed by doing the Interest Survey and that he doesn't have an interest in just doing social activities. He also has other things he wants to do with his time. He thinks the survey will be helpful guiding the association going forward. Dumpsters have been ordered for Dumpster Days in June.
- VI. **Officer Reports**
 - A. **President:**
 - Board discussed a letter to be sent to homeowners inviting them to a special meeting to discuss and vote on a potential 20% dues increase for the 2024-2025 fiscal year. Matt went over the budget situation in detail to explain the approximately \$22,000 net loss for the year that was going to need to be taken out of savings. The big ticket items were an unanticipated tree removal and fence repair. Derrick Laughlin had questions about where the money went and Matt gave him the overview. Randy pointed out to Derrick that the failure of the board to raise the dues last year was against the long-term advice of the attorney who suggested that raising the dues every year to keep up with inflation was a good idea to prevent getting into the drain on savings. Increasing costs of water, sprinkler repair, landscaping are hitting the budget. Without a 20% dues increase, any unanticipated costs could drain savings to dangerously low levels. Fred will be including all this information in a letter to homeowners inviting them to the special meeting in June to discuss the requested 20% dues increase. Some discussion centered on the rules surrounding how the vote would be conducted. Fred was going to get clarification from the attorney related to the interpretation. Derrick suggested we might wait until the annual meeting in September to give more time for discussion and see where the budget actually is.

- Fred was going to attend a quarterly meeting of neighborhood watch at Aurora City Hall on June 25, 6-7:30 pm as a kick-off to reestablishing our neighborhood watch and wanted to invite others.
- Fred had some questions related to the letter from the attorney related to the proposed amendment to covenants to allow sheds. Ballots would be mailed to each owner. The attorney would draft up the ballots and mail to the homeowners. Fred pointed out that our Covenants are out of date as state law had changed so much since the last update so paying for an attorney familiar with those changes is important.
- The board approved \$925 for the attorney to write the Covenant Amendment change for the allowance of sheds, and after board approval the attorney will mail the proposed change ballot to each homeowner.
- Fred brought up the trash bins left out at 14100 E. Saratoga Pl. Dave said he'd left a note on them. Fred pointed out that city code only restricts bins in front of the house but not on the side. Fred said there was another home leaving trash bins out in front at 14334 E. Layton Pl. Fred was going to report them as well to city code enforcement. Dave said he left a note on those bins as well. Matt said the city will fine repeat offenders \$50 for bins left in front, but not to if the bins are on the side.

B. **Vice President** No Report.

C. **Treasurer** Matt Lenhart reported a payment to All Phase landscaping. Matt said the Association would end the year down about \$20,000 for the year, due mostly to two major items – a tree removal and fence repair.

D. **Secretary**

- Randy reported that the list of the AG Inventory items had been updated to reflect the 2 boxes stored at Sandy's house. Randy asked the board if the "Missing items" should be removed from the inventory. Fred said he and Norm had looked pretty extensively for them and they were unlikely to be found. Fred indicated that the missing/unaccounted items should be removed. Once a new home is found for the items at Mike Zabinski's house the list should be updated.

VII. **Board Member and Other Reports**

A. **Grounds**

- Norm was looking for volunteers to help fix drip lines around shrubs at the park. He would do the training. It's not hard but takes time. Norm has all the parts. There would be not specific date for the install, but he would work with them one-on-one.
- Norm got a quote on a new fence post that got snapped off in the wind storm we had.
- Norm said the highway department looked down the drain that had debris and they said it was fine. He said it did have a large branch in it but water was flowing, though it may plug up in a big downpour.

- Norm reported that we had 10 total garden plots rented out for the season.

B. **Architectural Change Requests**

- Dave reported that there were four Architectural Change Requests. Some of the window replacements were original windows.
- Dave noticed that the Coveyducks had moving/storage pods off in front of their house.

C. **Welcoming**

- Jennifer had purchased new tennis court keys using her own money.
- Jennifer had met the new neighbors at 4934 S. Dillon St.

D. **Social**

- No report (Mike Zabinski announced his resignation from the board at the beginning of the meeting).

VIII. **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.

- Dumpster days were confirmed for June 7-9
- Reminder about the trash company won't pick up bags as trash not inside the containers unless arranged in advance
- Summer picnic Saturday Aug. 10

IX. **ADJOURNMENT** – The meeting adjourned at 8:51 pm