

DRAFT MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, November 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 7:03 pm
- II. **Roll Call:** Board members present: Fred Freeh, Randy Simpson, Norm Arlt, Sandra Peoples, Matt Lenhart, Dave Estes. Board members absent: Scott DeLong
- III. **Homeowners Present:** None
- IV. **Homeowners Present On-line:** None
- V. **Minutes from October 16, 2024 were approved** unanimously with no corrections
- VI. **Homeowner's Forum:** No Homeowner's present
- VII. **Officer Reports**
 - A. **President:**
 - Fred brought up the status of the house 4843 S. Crystal St. A letter was sent requesting the owners give us an update on the status and Fred and Dave tried to visit the owners who reside at 4844 S. Crystal St. They contacted a woman living at 4843 S. Crystal who said she was just staying there rent free for a while. Neighbors have observed multiple different people coming and going from 4843 S. Crystal St. over the past few months. The board decided it would attempt one more time to get a status of 4843 S. Crystal from the owners of the property and then official action might be taken. (i.e. a notice of First Violation of the AGHA covenants).
 - Fred brought up the status of the covenant violation at 14329 E. Layton Dr. The owner responded that they were going to take care of the landscaping issues in the Spring of 2025. It was agreed to close the violation and bring it up again if the issues were not taken care of.
 - Multiple potential violations of the covenants at 14314 E. Saratoga were brought up, including a door blocking a broken window and trash cans left out. It was agreed to have the board investigate and potentially file a notice of covenant violation.
 - The attorney's suggestions for the updates to our Policies and Procedures were discussed. The attorney made more changes than were legally necessary due to changes to state laws, and the board wanted to make

sure that only those that were legally necessary were the ones the board wanted to move forward with. The members were going to be notified by the newsletter and by email that the board was going to vote on the new Policies and Procedures at the Jan. 15, 2025 meeting. A draft of the new suggested Policies and Procedures would be put on the website for members to review.

- Because a repayment plan is part of the new laws regarding HOA dues, Matt said he would resign if he had to administer such a plan to any homeowner and he wanted that on the record.
- Fred has been looking into a traffic calming program for the neighborhood in conjunction with the city. Up to 3 different areas in the neighborhood could be chosen. Different techniques are used. Fred was going to look into the program but wouldn't do anything without the board approval.

B. Vice President:

- Norm said the erosion rill project along Parker Road was proceeding but had reached a small delay regarding the payment of a permit fee to the city by All Phases. Norm thought the issue would be resolved and the project would be completed soon.

C. Treasurer:

- Matt presented the financials and said everything was looking good and the water costs were not as high as anticipated.
- A new \$60,000 1-year CD at 4% was started with Bellco.
- It was suggested that a schedule of annual bills was created so the board would know what is due and when.
- Discussion was held about whether the association should get a debit card to pay for certain bills. This would be advantageous for paying certain bills like the PO Box, website, storage area, etc. Matt was very opposed to this and thought it was unnecessary. After some discussion it was agreed and voted unanimously by the board that Matt would go with Fred to Bellco and get a debit card, but it would only get used for now for the website. It would have a \$500 limit.

D. Secretary:

- Sandra gave an update on the storage unit rental information. A 5 x 5-foot unit would be about \$365 annually. The board voted unanimously to get the unit for a year.
- Sandra reached out to Mackenzie regarding her assistance with the Holiday Party and other social events. Mackenzie thought Jan. 11 was too late. Mackenzie said she would help with other social events.
- After discussion it was agreed the party would be Jan. 11 from 6 to 8:30 pm. Sandra suggested lasagna for the food with salad and cookies or something for the desserts. It was agreed that because of liability issues no alcohol would be served by the association but people could bring

their own. Sandra would. look into several options for the meal based on the suggestions of the board. She was also going to look into entertainment ideas and icebreakers. Randy would put an article in the newsletter about the party.

- Matt brought up the fact that we've gone many years without Christmas lights in the entryway off Parker Rd. All the old decorations have "disappeared". After discussion it was agreed Sandra, Fred and Norm would meet and look over what would be needed to properly decorate the entryway.

E. **Grounds**

- All Phase was going to begin fall cleanup of the Andover Glen park on Nov. 21. Norm was going to make sure they did not pick up any of the mulch.
- Norm was looking for volunteers to help haul mulch.
- Norm said some trees were damaged by the snow but nothing severe.

F. **Architectural Change Requests**

- Dave reported on two architectural change requests. Tom and Lynda Hendrix, 4914 S. Dillon St., Replacing the roof with American Harvest, color metal gray, and the siding with James Hardie siding, color Airman Blue Cedar Patten. Peter Stuelpnage, 14295 E. Layton Dr., Replacing all windows throughout home with white frames (same as current windows). Painting exterior of house, body color Bachelor Grey and trim White.

G. **Welcoming**

- No new neighbors, but Matt reported that Ron and Linda Adams house had sold and they were moving out of state.

H. **Social**

- (no report)

I. **Website**

- Randy and Scott met with Duane and the website was officially handed over to Scott with Randy as a backup. Scott was going to be directed to see if paying for a year on GoDaddy hosting would save us money. A big Kudos to Duane once more on all the great work on the website.

J. **Newsletter**

- Randy wanted articles for the newsletter by Nov. 22 and it would go out in early December.

VIII. **ADJOURNMENT** – The meeting adjourned at 8:45 pm. The next meeting will be held on Wednesday, January 15, 2025 at 7 pm.