

MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, June 17, 2026
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 Randy Simpson at 7:00 pm
- II. **Roll Call:**
Board members present: Randy Simpson, Norm Arlt, Scott DeLong, Linda Jackson, Dave Estes, Lynn Walton, Anne Marie Heslop
- III. **Homeowners Present:** Stephen Jackson, Sameer Dawood, Nian Ahmed
- IV. **Homeowners Present On-line:** Alexandra Kitsos
- V. **Others Present:** None
- VI. **Minutes from May 20, 2026 were approved as is.**
- VII. **Homeowner's Forum:**
A. No comments.
- VIII. **Officer Reports**
A. **President:**
Regarding 14314 E Saratoga:
 - Evan hasn't been located.
 - Thank you to whomever pulled the weeds from the driveway
 - 2nd notice of non-compliance sent 6/6/2026
 - 1st notice of non-compliance returned undeliverable
 - If no response to 2nd notice, a third notice will be sent
 - After 3rd notice, a lien will be placed on the property
 - Liens for noncompliance will be separate from liens for non-payment of dues
 - \$45 filing fee will be included with liens
 - Ask Ed Paulson about tax liens
 - Can the home be sold in Nov. by the county for non-payment of property taxes?
- B. **Vice President:**
 - No update
- C. **Treasurer:**

- Annual Assessments
 - Received 27 payments so far (21 checks, 6 Zelle)
- Insurance Renewals
 - Ask Derrick if he will review policies
 - Due in July
 - March – Set a reminder to review Insurance and look at a new policy and agent
- Monthly Water Spend
 - May – used less than budgeted
 - June on track with budget
 - 2 days per week watering – won't be able to use the allotment with this timing
- Tennis Court Survey
 - Need 67% of homeowners to remove the courts
 - ~\$18,000 per year to maintain (~\$180 per household/year)
 - What happens if we remove courts?
 - About 25% of dues will be saved by homeowners

D. **Secretary:**

- No update

E. **Committee Reports:**

- Grounds Committee:
 - Bark needs to be spread in entryway
 - Linda will send Lynn current list of all email addresses and Lynn will email homeowners.
 - Alex Kitsos will provide water and granola bars to volunteers

F. **Grounds Report**

- Bill for additional reimbursement has been sent to Quantum; waiting on payment
- Native grass conversion – should we overseed?
 - Not now, no rain. Wait until the fall.
- Norm is spot weeding. JRM is subcontracted to remove weeds.
- Binod and Rita received an email from the City of Aurora saying they are watering too much.
- Eye on Water – Water app from the City of Aurora; will allow you to track water usage real time
- Community Garden Update
 - 9 plots are in use, fees have been sent
 - 25 plots in total; 14 still available
- Japanese beetles are back
 - Use regular soap – Castille Soap – Mix with water in spray bottle and spray onto plants. This will kill the beetles

G. **Architectural Change Requests**

- Rick and Deb Jones
 - Repaint outside of house
- Sameer Dawood and Nian Ahmed, 4846 S Dillon Way
 - Adding landscaping on side of property; adding seasonal plants, large rocks and gravel. All neutral colors
 - Might qualify for \$3/ft² reimbursement from the city for xeriscaping
- Multiple houses with dead lawns and weeds.
 - Request for board to walk the neighborhood and ensure households are in compliance with covenants

H. **Welcoming**

- No update.

I. **Social**

- Summer picnic will be held in Aug/Sept

J. **Website**

- No update

K. **Newsletter**

- Next newsletter will be sent in September.

L. **Unfinished Business**

- Annual Meeting will be held on the 3rd Monday of September
- Scott's term will end this year.
- Linda to send Lynn most recent directory.

IX. **ADJOURNMENT** – The meeting adjourned at 8:20 pm