

**MEETING MINUTES**  
**AGHA BOARD MEETING,**  
**Held Wednesday, June 18, 2025**  
**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 7:01 pm
- II. **Roll Call:** Board members present: Fred Freeh, Norm Arlt, Sandra Peoples, Randy Simpson, Dave Estes, Matt Lenhart, Scott DeLong
- III. **Homeowners Present:** Jay and Kathy Johnson, Kami and Duane Bredel, Lynn Walton, Anne Stellmon, Linda and Tom Hendrix, Dick Moore, Jennifer and Steven Vaughn, Kathy and Ed Paulson, Ann Marie Heslop
- IV. **Homeowners Present On-line:** Duane Bredel joined on-line as well (joined as a notetaker as well.)
- V. **Others Present:** None
- VI. **Minutes from May 21, 2025 were approved** unanimously with no corrections
- VII. **Homeowner's Forum:** Some concern was raised that the budget approved by the Board at the May meeting meant that approximately \$10,000 was going to need to be taken out of savings to meet all anticipated association costs. Many of the members in attendance had signed a letter requesting the board to not overspend. It was pointed out that the board had told members it was going to have to dip into savings without the larger proposed dues increase being approved. Discussion centered on how the association was going to maintain its common areas and the frontage along Parker Rd. at reasonable quality levels, which is where the bulk of the budget goes to. A balanced budget with significant cuts in spending on grounds maintenance and other items was presented by Scott DeLong at the May meeting but was voted down by the board as it would involve unacceptable deterioration of the common areas. Scott said he would get copies of this to members who wanted it. It was agreed that this would be a great topic for the newly formed Grounds and Finance committees to look at.

A request was made to put an "Unfinished Business" item on the current and all agendas. It was also suggested and agreed to put a "Committee Reports" item on the agenda where committees can give a report to the board.

Questions were raised as to why the potential Finance Committee was not reported on in the May minutes. Randy said it was his decision since there was no action taken by the board and no one at the meeting had offered to be on the committee.

Some discussion on the roles and functions of the new committees were moved to the new agenda item called “Unfinished Business”

## VIII. Officer Reports

### A. **President:**

- Fred reported the Traffic Calming project was turned down due to lower volume and lower speeds than required.
- Fred mentioned the Neighborhood Watch meeting to be held July 9 at 18150 E. Vassar Pl. starting at 5:30 pm.
- Fred reminded everyone of the parking rules for Aurora.
- Fred reported that several letters of noncompliance had been sent out after he and Randy confirmed the violations were valid. Fred pointed out that the letters contain a potential fine schedule that is now a requirement of state statutes.

### B. **Vice President:**

- Discussion was held related to the new Bylaws that were drafted. This draft has been up on the website and available to members for review for several weeks. Some members wondered why a “red line” version was not done. The board said that it would be too much work and it didn’t feel it was necessary. After some discussion, the board approved the new Bylaws, and the approved version will be on the Andover Glen website.

### C. **Treasurer:** (Matt left the meeting early)

- Current Financials were included in the meeting packets.
- Norm pointed out that some HOA’s were having trouble getting insurance.

### D. **Secretary:**

- Randy said he was working with DORA to get himself registered as an agent and our association annual dues paid. He said that it was taking some time but was moving forward.

### E. **Grounds**

- Norm said he’d like the Grounds Committee to look at the mulch estimates.
- Norm reported that he adjusted the Tennis court nets to Pickleball height. Scott wondered what tennis players would do – and Norm said they were easy to raise back up.
- Norm reported the first dumpster for Dumpster Days was almost full and the second one is on its way. He hoped people would compress things as much as possible.
- There was some discussion about what level the grounds needed to be maintained to look good enough to not affect property values.

- There was discussion about how Norm would work with the Grounds Committee, but he didn't want to sit in a lot of meetings since there was so much work to do.
- The Grounds Committee was going to look at setting priorities on projects to reduce the costs of maintaining the grounds.
- Norm said the estimate from All Phase to check drip lines came back at \$19,000. He said it's very time-consuming and it would be nice if volunteers did some of the work.

F. **Architectural Change Requests**

- Dave said there were two ACR's turned in. One was to replace a sprinkler system and one was to install a brick mailbox pillar that would include a locking mailbox.

G. **Welcoming**

- No new neighbors to report.

H. **Social**

- Sandra said the annual picnic would be September 13 at 3 pm. She would be looking for volunteers to help set up and tear down.
- Randy said he would apply for a mini-grant from the city to pay for some of the costs.

I. **Website**

- Randy would be sending Scott some items to update on the website.

J. **Newsletter**

- Randy wanted all the articles for the next newsletter no later than August 22.

K. **Unfinished Business**

- Some people came forward to get involved in a Finance Committee. They would be looking to create a longer-term financial plan and making sure the association stays in good financial shape. Ann Marie Heslop agreed to temporarily chair the committee until other members come forward.
- Lynn Walton was going to chair the Grounds Committee.
- A new agenda item called Committee Reports will be added to the monthly board meeting agendas.
- It was pointed out that the exact role and mission of the committees needed to be spelled out and that was something the committees and board would need to work on.
- Randy was going to send out an email blast to members letting them know about the new committees being formed and that it was an opportunity for members to get involved.

- ix. **ADJOURNMENT** – The meeting adjourned at 8:53 pm. The next board meeting will be held on Wednesday, July 16 at 7 pm.

APPROVED