

**MEETING MINUTES**  
**AGHA BOARD MEETING,**  
**Held Wednesday, January 21, 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 7:01 pm
- II. **Roll Call:** Board members present: Norm Arlt, Randy Simpson, Dave Estes, Scott DeLong, Linda Jackson, Lynn Walton, Ann Marie Heslop
- III. **Homeowners Present:** Stephen Jackson, Jay Johnson, George Brantly
- IV. **Homeowners Present On-line:** Lynda and Tom Hendrix, Halah Alshaikhi
- V. **Others Present:** None
- VI. **Minutes from November 19, 2025 were approved** unanimously with one correction; The address of Evan Sienko was listed as E Layton Place should have been listed as E Saratoga Place.
- VII. **Homeowner's Forum:**
  - A. Jay stated his Xcel bill was the same this month as last month. Concern was the meters may not be read.
  - B. George had the city come out and inspect the water lines within his house because his bill was unusually high. They found a leak and gave recommendations on fixing it. George wanted to let homeowners know of this service offered by the city. Also, there is an app that can be downloaded and used to monitor water usage.
- VIII. **Officer Reports**
  - A. **President:**

**Regarding the solar project:**

    - Nick sent Randy the updated slideshow. Mat said if we only put high power panels on the north side of the creek we would generate 87% of the current estimate. Randy felt the special meeting went as expected with good points brought up by the homeowners.
    - A question arose about cost to AG for the installation – There will be no cost to AG to install or maintain of the panels.
    - The solar garden link on the website will be updated and referenced in the newsletter

- The board will decide if a vote will be presented to the homeowners. Once ballots are mailed out, homeowners have 60 days to respond. The board will monitor the votes and, if the “yes” votes meet the required quota before the 60 days are up, the measure will be considered a Pass. After it passes, AG’s lawyer will meet with Apollo Solar’s lawyer and give the board a draft contract. This draft will be sent to homeowners for review. Once the board approves the contract, Apollo and EM will begin the engineering work, pull permits, etc.
- If the panels are installed, AG’s landscaper will perform all ground maintenance and Apollo Solar will reimburse AG for a percentage of the bill equal to the portion of land under the panels.
- A HOA in Aurora has a 10 acre solar garden. The board will visit it to see how it looks.
- AG has been talking to a lawyer who specializes in solar and will charge the board \$1500 for 5 hours of work. This work will include reviewing the contract from Apollo/EM.
- AG will be responsible for setting up a restoration bond, to be included in the contract between the solar company and HOA. This restoration bond will hold funds to be used to maintain the panels/restore the land under the panels if Apollo/EM go out of business.
- AG needs to talk to our insurance provider to see if our rates will change with the presence of panels on the property.
- For the purposes of the homeowners, the energy produced will be divided into a certain number of ‘shares’ to be offered to AG homeowners first. If there are any unclaimed ‘shares’, Xcel can offer these to other residents in Aurora. Apollo will determine the best panels to install based upon the number of homeowners who sign up for ‘shares’.
- Scott will update the presentation on the website Linda will update the Q&A.
- Randy will fully vet Apollo Solar and EM Energy; including reviewing references, information from other HOA in other states.

**Regarding 14314 E Saratoga:**

- Randy contacted Arapahoe County Clerk about applying a lien against Evan for non-payment of dues. It was recommended we contact a lawyer regarding liens as homeowners have been successfully fighting liens. Randy will get a template from our lawyer for Lynn to complete and file.
- Norm will review the policies/procedures on filing a lien.
- The county can foreclose on and auction the house for non-payment of taxes. If AG applies a lien to the property, it will be paid upon sale of the property.
- Randy will email the city for an update on the status of the property then contact our lawyer.

**B. Vice President:**

- There is nothing in the policies or procedures on a Code of Conduct form for the board members to sign. Linda will look for one in the covenants; print and bring to the next meeting for board members to sign.
- Norm is looking into the trash contract. He is unsure if we need a new contract or if we can extend our current one.

C. **Treasurer:**

- All bills have been paid.
- We started the fiscal year in a \$10,000 deficit. Because of this:
  - Nothing has been put into the Tennis court or shrubbery fund.
  - The holiday party was cancelled.
  - For our new grounds maintenance contract, Norm and the grounds committee reduced the required service levels based upon homeowner feedback and, as such, our new grounds maintenance contract will be \$10K less per year. Thank you Norm and the Grounds Committee for finding us a \$10K per year savings..

We were able to save about \$15,000 and are now \$5,000 in the black.

- Scott would like the following in April in order to prepare for the May financial meeting:
  - 3-5 year plan for the tennis court reserve fund
  - 3-5 year plan for the grounds reserve fund
  - 3-5 year plan for a legal fund
- Our current budget for our legal fees is ~\$1500 (No ongoing reserves).
- Our current reserve funds are as follows:
  - General reserve fund: \$50,000
  - Tennis court: \$7,000
  - Grounds: \$3,000
  - Legal: \$3,000

No additional funds were added this year.

D. **Secretary:**

- No update

E. **Committee Reports:**

- Grounds committee:
  - Kami is stepping down as chairperson.
  - Lynn will recruit volunteers in the spring.
- Finance Committee Report:
  - Finance committee has disbanded. This item will be removed from future agendas/minutes.

F. **Grounds**

- Grounds and irrigation contracts have been approved unanimously by email.

- Area of the park west and south of the tennis courts will be converted from turf to native grass. The existing native grass will grow and the bluegrass will look like short native grass. The native grass will be mowed once a year.

G. **Architectural Change Requests**

- No new architectural change requests.

H. **Welcoming**

- No new neighbors.

I. **Social**

- Anne-Marie will talk to Sandra about scheduling an Easter Egg hunt.

J. **Website**

- Calendar link has been fixed.
- Lynn will send Scott the newsletters for uploading.
- Solar Garden presentation and Q&A will be uploaded.

K. **Newsletter**

- Next newsletter will be in March.

L. **Unfinished Business**

- Who owns the mineral rights under the park and will it affect the solar project?

IX. **ADJOURNMENT** – The meeting adjourned at 9:20 pm