

**DRAFT MEETING MINUTES**  
**AGHA BOARD MEETING,**  
**Held Wednesday, January 15, 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 7:03 pm
- II. **Roll Call:** Board members present: Fred Freeh, Norm Arlt, Sandra Peoples, Matt Lenhart, Dave Estes. Scott DeLong Board members absent: Randy Simpson
- III. **Homeowners Present:** None
- IV. **Homeowners Present On-line:** None
- V. **Minutes from November 20, 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 at 4843 S. Crystal St. which is owned by the same owner as 4844 S. Crystal St. Fred and Dave met with the owner to clarify the status of who was living in which home. It was communicated that the home at 4843 S. Crystal was primarily used by friends and family members on a sporadic and free (non-rent) basis. The discussion focused on whether the home was owner-occupied or a rental. It was agreed that it would be discussed with Randy to get his input and possibly reach out to the attorney if necessary.
    - Fred will be contacting the city regarding getting two locations for traffic calming in the neighborhood.
    - Fred followed up on a topic brought by Sandra of putting together a comprehensive administrative calendar that documents when certain bills are due or documents need to be filed. Sandy was going to put a list or calendar together based on the information everyone gave her.
    - Fred and Sandra were going to go the post office and pay for a year of a P.O. Box.
    - Fred brought up the status of disrepair of windows and trash cans being left out at 14314 E. Saratoga Pl. He said he would write up a referral and send it to the Secretary.
  - B. **Vice President:**

- Norm gave an update on the CTA and said it was legally “on hold” for the moment but it didn’t affect us since we’ve already filed.
- Norm provided a summary of the issues related to trash pickup for some homeowners. It was related to extra bins that prior homeowners had gotten but not turned in when they moved. Norm said the issue was resolved but that the rules for trash pickup and extra trash cans should be posted to the website and also might make a good article for the next newsletter.
- The new Policies and Procedures were discussed. One sticking point was the 18-month payment plan for dues that were overdue. Matt objected to this. Fred was going to check with the attorney to see if there was any leeway in this timeline as 18 months seemed too long to Matt.
- Norm said we needed to set up a timeline to update the Covenants to get them in compliance with new state regulations. If we don’t update them, we would need to let people know they may not be in full compliance with state laws. The attorney has quoted a cost of \$8200 fees to cover the Covenant update. The board would have to get at least 67 homes to vote in the affirmative to pass the new Covenants. Discussion was held about whether we want to get a “buy in” from homeowners before we start to spend the money to make the Covenants in compliance with state regulations. It was suggested that an email and direct mail be sent out to homeowners to let them know that there is a value to updating the Covenants.
- It was suggested that tennis court key information be put on the website so homeowners would have a place to get the information. It was suggested that an email be set up related to the tennis courts such as [tenniscourts@andoverglen.org](mailto:tenniscourts@andoverglen.org) that would forward to Jennifer Vaughan.
- We have an offer from All Phase for \$3750 to spread 30 yards of mulch along Park Rd. This would only be 1-inch deep and ideally it should be 3 inches. Norm will find out what a vendor can do for \$3500 which was the amount that the board was comfortable with because it was in the budget for this current fiscal year budget.

C. **Treasurer:**

- Matt suggested we send Lynn Walton a gift card related to her assistance with getting the city involved with the Parker Rd. erosion issues as it saved the association money. Fred suggested we mention it in the next newsletter as well. A motion was made and passed that we give her a \$100 gift card to thank her.
- A discussion was held related to which financial documents had to be put on the website. The board was going to refer to the new Policies and Procedures with the goal of being as transparent as possible.
- Budget was looking good with some concern about the what the legal costs might be related to Covenant updates.

- A timeline was discussed about when we should start communicating a potential dues increase to members and what that increase might be.

D. **Secretary:**

- Sandra gave an update on the Holiday Party. She said it was a very good turnout. Maybe 45-50 people attended along with some children. The food and dessert were the right amounts. It was suggested that we might want to rename the party to a “New Year’s Celebration” or something
- since not everyone celebrates Christmas or other such religious holidays. The total amount spent was \$500 out of an approved budget of \$1000. A special acknowledgement should be given to Cindy Wagner for all her assistance. An additional \$150 was given to V-Esprit for the use of the facility.
- Sandra suggested that some acknowledgements be given to Andover Glen families that have lost family members when the board is aware of it. A simple sympathy card would be enough. It was also suggested that we recognize people who were leaving the neighborhood. The board agreed it was a good idea and it will be a practice from now on.
- Sandra found a different storage facility that she liked better and that it cost \$33 per month. She thought it was more cleanly. The board approved her to go ahead and get it rented for 6 months or a year if possible.
- Sandra would start working with Randy regarding the rental agreements that need to be renewed.

E. **Grounds**

- Norm reported they were working on the river rock in the center median, but it was a slow and tedious process. Eventually mulch will have to be added.

F. **Architectural Change Requests**

- No new requests.

G. **Welcoming**

- Miran Kim bought the Adams home at 14113 E. Layton Dr. and appears to be doing some remodeling based on the dumpster outside.

H. **Social**

- Sandra suggested we look at doing something for Easter. It was suggested that maybe Mackenzie get involved?

I. **Website**

- Scott said he would check into payment options and would be updating the site with tennis court access and trash information.

J. **Newsletter**

- Matt thought maybe an article for the newsletter about car security and some deterrent tools like steering wheel locks for preventing car theft would be a good idea.

viii. **ADJOURNMENT** – The meeting adjourned at 9:13 pm. The next meeting will be held on Wednesday, February 19, 2025 at 7 pm.

APPROVED