

MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, April 16, 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 7:02 pm
- II. **Roll Call:** Board members present: Fred Freeh, Norm Arlt, Sandra Peoples, Randy Simpson, Dave Estes, Matt Lenhart Absent: Scott DeLong
- III. **Homeowners Present:** None
- IV. **Homeowners Present On-line:** None
- V. **Others Present:** None
- VI. **Minutes from March 19, 2025 were approved** unanimously with no corrections
- VII. **Homeowner's Forum:** No Homeowner's Present
- VIII. **Officer Reports**
 - A. **President:**
 - Fred and Randy gave an update on the application to the city for a neighborhood grant that would help pay for some of the needed mulch along Parker Rd. The main thing that was left in the application was a required traffic control plan. The application was due on Friday, April 18. It could be a few weeks before any notice from the city was given about whether the association would be given a grant.
 - Fred gave an update on potential traffic calming at select location around the neighborhood. He said the next step was to have the city come out and look at the locations and determine if the locations warrant any traffic calming solutions.
 - There was discussion about the status of the window trims in disrepair and trash bins left out 14314 E. Saratoga Pl. The owner appears to be mostly absent from the home. Randy had not yet made contact with a neighbor about what they knew about the status of the owner, but he said he would follow up in the next few days.
 - Dave was going to check on the status of an ACR for river rock at 14367 E. Layton Dr.
 - Fred reported on a dead tree that needed to be taken care of at 14100 E. Saratoga Pl. Dave said he would go by and speak to them.

- Fred reported that he attended an HOA training meeting at City Hall and found it interesting.

B. **Vice President:**

- There was a discussion about the Bylaws update. There was some extraneous language that Norm suggested being removed or edited. It was agreed that the important dates to be included would be the filing date of the Covenants themselves (August 24, 2011) and the filing date of the rental property amendment to the Covenants (May, 1, 2019). The board intends to vote on the updated Bylaws at the June 18, 2025 meeting, and notice will be given to the homeowners in the June newsletter.
- The board approved the “Document of Legislative Overrides to Covenants” to be placed on the website. The document informs homeowners of the important variances between our Covenants and State of Colorado statutes that have been enacted since our Covenants were adopted.

C. **Treasurer:**

- Current Financials were included in the meeting packets.
- Discussion was held about the status of the 2025-2026 budget outlook. The costs of grounds maintenance, water, sprinkler repair, and other items were increasing faster than our dues and the amount in savings was dwindling since dues not keeping up with actual costs. Additional costs not accounted for in the budget are the significant free labor given by Norm and Quink Arlt in maintaining the grounds, and this free labor is not guaranteed going into the future. After lengthy discussion, the board decided it was in the best financial interests of the association to ask members for a larger than 10% dues increase for 2025-2026. A vote was taken to hold a special meeting on May 12 (later scheduling conflicts forced the date to be revised to May 20) for members to be presented with the budgetary information and to hold a vote on a proposal for an approximately 20% dues increase. Proper notification for this meeting and supporting documents will be mailed to all owners by the end of April.

D. **Secretary:**

- Sandra reported that she got notification that the rental at 4823 S. Crystal had the current tenants extend their lease through May 10.
- Sandra reported that the owner would be moving into 4834 S. Dillon St.
- Randy reported that the Microsoft 360 account for the association had been renewed for one more year at a cost of \$129.99

E. **Grounds**

- The board approved Norm buying some tennis court paint for \$517 dollars.

- The board approved the checking of drip lines for \$1000.
- Norm suggested that getting labor could be an issue if the workers can't get H2B visas.
- Stump grinding was completed.

F. **Architectural Change Requests**

- Dave reported on a few ACRs that he had received over the past month.
- One homeowner was requesting to build a large (5 foot by 5 foot) fire pit in their backyard, and Dave was wondering who in the city should be contacted regarding city code and fire pits. Sandra found the city code that said fire pits can only be a maximum of 3 feet by 3 feet.

G. **Welcoming**

- No new neighbors to report.

H. **Social**

- Sandra was looking for guidance from the board regarding the Easter event because of forecasted bad weather. It was voted that the event would be cancelled but candy-filled eggs and baskets would still be delivered to the homes that had signed up because they were already purchased.

I. **Website**

- No report

J. **Newsletter**

- Randy wanted all articles for the next newsletter no later than May 23

IX. **ADJOURNMENT** – The meeting adjourned at 9:33 pm. The next board meeting will be held on Wednesday, May 21 at 7 pm.