

MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, August 20, 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, Randy Simpson, Dave Estes, Matt Lenhart, Scott DeLong, Sandra Peoples
- III. **Homeowners Present:** Ann Marie Heslop, Tom and Lynda Hendrix
- IV. **Homeowners Present On-line:** Lynn Walton, Kami and Duane Bredel
- V. **Others Present:** None
- VI. **Minutes from July 16, 2025 were approved** unanimously with no corrections
- VII. **Homeowner's Forum:** Ann Marie Heslop expressed some concerns about the changing the type of grass at the park related to it potentially attracting rodents or seeds. going to her grass. Kami Bredel also expressed similar concerns. She was concerned about her property value potentially being devalued because of the natural grass.
- VIII. **Officer Reports**
 - A. **President:**
 - Fred asked Randy to give an update on letters of noncompliance and Randy reported that all homeowners were in compliance with covenants as of the date of the meeting.
 - Randy reported that all the information for the Annual Meeting would be going out at the end of August, along with a September Newsletter. He reported that only Norm Arlt had so far signed up to be on the ballot so more names were needed.
 - Fred reported that the mulch had been added to the Parker Rd. median area and he thanked Norm, Lynn and the volunteers for helping.
 - Randy reported that a follow-up letter from Dr. Solomon had been received thanking the board for its follow-up letter related to his home being back in compliance with the covenants.
 - B. **Vice President:**
 - Norm just wanted to reiterate that there were specific things the board needed to do regarding the annual meeting within specific timeframes.

Randy thanked Norm for the reminder and reassured him that he was aware of the items and the deadlines and everything was under control.

- Norm said he was going to run for the board again.

C. **Treasurer:**

- Current Financials were included in the meeting packets.
- Matt reported that the Federal and State tax returns were done.
- Matt reported that 3 homeowners had still not paid their annual dues. Randy said he's received the return receipt from two of them proving that they did get the notice that their dues were delinquent.
- Matt was concerned about how the handoff to the new treasurer and board members was going to occur. The bank was going to need the minutes from the September Meeting to prove who was elected to the board as officers.

D. **Secretary:**

- Sandra reported details on her plans for the annual picnic. She said she thought the budget was \$700-\$800, and she thought she would need every bit of that and it might go over a little bit because of food costs. She thought we would need to have homeowners bring desserts and side dishes. Sandra also wondered who might be able to help set up and tear down.
- Randy reiterated that all deadlines for getting the materials out for the annual meeting would be met as well as getting out the newsletter.

E. **Committee Reports:**

- Lynn reported that a group met regarding the area south of the tennis courts. They walked the area. The consensus was that nothing should be rushed through before a new board came on, plus there might be some grant money available from the city in 2026. The board decided to honor the committee's recommendation and not move forward with anything on the area for now.
- Finance Committee Report: Ann Marie Heslop said there may be new homeowners expressing interest the finance committee but were holding off until a new board was elected. She also said she was looking at developing a longer-range financial plan but was also holding off to see what happened with a new board.

F. **Grounds**

- Norm said the fall dumpster day was scheduled for Oct. 15-16 and said something should be put in the newsletter about it. The board discussed the cost of \$900 for these fall dumpsters and agreed it was popular and a good use of homeowner's funds.

G. **Architectural Change Requests**

- Dave reported there was one person who sent in an ACR and that was a new paint at 4872 S. Carson St.

H. **Welcoming**

- No new neighbors to report.

I. **Social**

- Picnic September 13 at 3 pm.

J. **Website**

- Everything is up to date, but the calendar has been lost. Duane said he would work with Scott to help get it re-established on the website.

K. **Newsletter**

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

L. **Unfinished Business**

- (none)

IX. **ADJOURNMENT** – The meeting adjourned at 7:54 pm