

MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, February 18, 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 7:00 pm
- II. **Roll Call:** Board members present: Randy Simpson, Norm Arlt, Scott DeLong, Linda Jackson, Dave Estes, Lynn Walton
Absent: Ann Marie Heslop
- III. **Homeowners Present:** Bob and Bonnie Meyers, Chad Williams, Jay Johnson, Susan Schweer, Ed Paulson
- IV. **Homeowners Present On-line:** Eva Kyziridis, Alexandra Kitsos, Bill Kitsos, Rich Schweer, Alassome Diallo, Kathy P
- V. **Others Present:** None
- VI. **Minutes from January 20, 2026 and January 21, 2026 were approved unanimously**
- VII. **Homeowner's Forum:**
 - A. No comments outside of agenda items
- VIII. **Officer Reports**
 - A. **President:**

Regarding the solar project:

 - Since our project was designed to be on private land, none of the power has to be allocated to low-income users
 - One appraiser questioned; no comps are available for comparison. No additional appraisals have been sought
 - Vetting of Apollo/EM: Online reviews all positive; have been in business for many years
 - Has consideration of restricting homeowner use of land been considered (HB 22-1040)?
 - Not applicable since board is not making decision; homeowners will make decision
 - Panels will block views of mountains for homeowners backing to park
 - Concern with heavy metals leaking into ground
 - Board has decided not to go forward with sending vote to homeowners since only feedback received has been negative

Regarding 14314 E Saratoga:

- City boarded windows
- Homeowner hasn't been found
- At least one person has come forward to purchase property
- At least two people have shown interest to purchase at auction
- Aurora Neighborhood Services is following up on property
 - Will send addresses of additional properties owned by Evan to neighborhood services for follow-up
- HOA drafting Lien to put on property for unpaid dues
 - **Board: Unanimous vote in favor of Lynn filing lien**
- Additional fines will be discussed in March

B. Vice President:

- Waste Connections contract is for 5 years, 4% increase per year starting on 7/1/2026. Cost is \$1386/month (\$16,344/year). Spring dumpster included; fall dumpster extra
 - **Board: Unanimous vote in favor**

C. Treasurer:

- All bills have been paid.
- Financial Calendar:
 - April: Review budget, line by line
 - May: Scott will propose new budget
 - June: Send invoices for dues
- Reserve accounts: Send info to Scott for funding
- Can we have a weekly sheet for volunteers, track hours and credit volunteers in the form of reduction of dues for hours worked?
 - If volunteers are "paid" either in reduction of dues or gift cards, they may not be covered under our insurance
 - Randy will ask lawyer

D. Secretary:

- Referral of non-conformance: Larry and Nancy Zhou/Qin, 4845 S Dillon Way; Trailer/RV parked in driveway or street for multiple days in violation of covenants 2.8, Parking of trailers and RVs
 - Per city of Aurora: Sprinter vans are not RVs
 - Lynn will meet with them to discuss
 - **Board: Sprinter Vans are not RVs per Aurora City Code, unanimously in favor**

E. Committee Reports:

- Grounds committee:
 - Will keep on agenda for future discussions
 - Chad Williams, Lynn Walton, Norm Ault

F. **Grounds**

- Norm will put a line between native grass and bluegrass with flags now, future may mark with mulch
- “Native Grass Do Not Mow” signs are ~\$50 for two
- Will not mow, weed, irrigate native grass; let it grow naturally
- By April, will have volunteer projects

G. **Architectural Change Requests**

- No new architectural change requests.

H. **Welcoming**

- Anne Marie will follow up with new neighbors.

I. **Social**

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

J. **Website**

- Annual renewal fees have been paid.
- Solar Garden Tab has been removed.

K. **Newsletter**

- Next newsletter will be in March.

L. **Unfinished Business**

- No unfinished business

IX. **ADJOURNMENT** – The meeting adjourned at 9:04 pm