

**MEETING MINUTES**  
**AGHA BOARD MEETING,**  
**Held Wednesday, November 19, 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 Randy Simpson at 7:00 pm
- II. **Roll Call:** Board members present: Norm Arlt, Randy Simpson, Dave Estes, Scott DeLong (remote), Linda Jackson, Lynn Walton, Ann Marie Heslop
- III. **Homeowners Present:** Kami and Duane Bredel, Stephen Jackson, Kyle Gibson
- IV. **Homeowners Present On-line:** Christine Olson
- V. **Others Present:** None
- VI. **Minutes from October 15, 2025 were approved** unanimously with one correction; Fred Freeh was listed as a board member but should have been listed as homeowner.
- VII. **Homeowner's Forum:**
  - A. Suheila Jalfi would like approval to set up an in-home day care. Lynn will look at the requirements (covenant and City of Aurora).
  - B. Multiple homeowners stated their concerns over the house at 14314 E Saratoga Place
- VIII. **Officer Reports**
  - A. **President:**
    - Status of 14314 E Saratoga Pl. – Representatives from the City of Aurora Code Enforcement division looked at the house and has determined it to be unlivable. They sent a notification to the homeowner who has until 10/20/2025 to address the situation. If there is no reply, the city will board up the windows. The utilities have been turned off. Randy will talk to our lawyer to see what the HOA can do. Since the homeowner still owes the annual dues, a lien will be filed and the homeowner will be cited for non-compliance with the covenants.
    - There was a discussion on the proper protocol for committee recommendations to the board. It was agreed the committee must have a vote of all committee members on the action and the recommendation can be sent to the board with the following verbiage: "A vote was taken by committee xxx on xxx to recommend.....". All members of the committee must be given the opportunity to vote.

B. **Vice President:**

- A homeowner would like to purchase a Sprinter Camper Van and wanted board guidance. The city of Aurora states RVs cannot park on the city streets for more than 24 hours. The HOA has no jurisdiction over the rules established by the city.
- Sprinter on Layton told Dave it is a work vehicle, not an RV but their trailer is in violation of covenants. No homeowners have complained about the trailer. Randy will call code enforcement and ask if it is allowed.

C. **Treasurer:**

- Current Financials were included in the meeting packets.
- Scott would like to have one year of operating budget in reserves.
- Our CD came due 10/30/25. In 2022, the CD had \$120,000 in reserves.
  - Over the last 3 years, the HOA spent \$5,000.
  - Over the last 4 years, the HOA spent more than we took in.
- What are our costs associated with the tennis courts?
  - Every ~7 years, major work is needed.
  - If cracks are patched annually, resurfacing won't be required.
  - Maybe we should look at different surfaces in place of resurfacing.
  - Norm has paint for next year.
  - Nets have been replaced; no work needed on them.
  - Within the last 10 years, windscreens have been replaced at the cost of about \$300-\$500 each. Labor performed by HOA.
  - Scott would like to put together fact sheet detailing costs to maintain tennis courts. Include comparison of cost to maintain vs. remove.
- Last year's budget doesn't cover assessments vs. expenses. Scott would like to put together visuals to more clearly explain financials to homeowners.
  - This year, we are ~\$2,200 in the red because we have removed the reserves for the tennis court and shrubs.
  - Scott will put together memo summarizing financials for newsletter and a financial analysis with and without solar panels.
- Kami asked if we could look at monthly/quarterly/semi-annual options for paying dues.
- Trash contract expires 5/2026. Lynn is asking for estimates on possible increase.
- Norm is asking for contractor bids by 12/20/25.

D. **Secretary:**

- All HOA meeting scheduled for 1/20/2026 to discuss solar panel project. Time is 7:00 pm, location TBD.
  - Nick from Appollo Solar will get back to us with answers to questions posted by homeowners.

- Any questions regarding the solar project should be funneled to Randy or Linda
  - Updates will be posted on the website.
  - Before January meeting, board will meet with Nick (Apollo Solar) and Mat (EM Energy Services).
  - Linda will build Pro/Con comparison for website.
  - Randy will discuss financials with Nick and Mat prior to all HOA meeting. Board wants details by December 31.
- Lynn will follow-up on complaint against the Macy's.
  - Lynn will follow-up on in home daycare.

E. **Committee Reports:**

- Grounds committee:
  - Committee will hold official votes in the future.
  - Kami and Dwane are co-chairs of the committee.
  - Parker Road Right-of-Way:
    - Discussions were held on responsibility of maintaining property.
    - Is the spending of assessments on the maintenance of Parker Road right-of-way a violation of the contracts (specifically Article 8.3)?
- Finance Committee Report:
  - No financial report at this time.

F. **Grounds**

- Fence repairs are complete at a cost of \$600.

G. **Architectural Change Requests**

- Sandra Peoples needs new garage doors.

H. **Welcoming**

- Justin and Staci Sagarsee have moved into 14164 E. Layton Drive.

I. **Social**

- Holiday party has been cancelled due to financial concerns.
- Refreshments will be provided for the solar panel meeting instead.

J. **Website**

- Calendar link has been fixed.

K. **Newsletter**

- Don't remove it from the website.
- Questions on Children's section; don't want to put any identifying information in newsletter to protect children.

L. **Unfinished Business**

- (none)

IX. **ADJOURNMENT** – The meeting adjourned at 9:32 pm

FINAL