

MEETING MINUTES
AGHA BOARD MEETING,
Held Wednesday, April 15, 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 7:01 pm
- II. **Roll Call:** Board members present: Randy Simpson, Norm Arlt, Scott DeLong, Linda Jackson, Dave Estes, Lynn Walton, Anne Marie Heslop
- III. **Homeowners Present:** Stephen Jackson
- IV. **Homeowners Present On-line:** Richard Miskiekwicz
- V. **Others Present:** None
- VI. **Minutes from March 18, 2026 were approved as is.**
- VII. **Homeowner's Forum:**
A. No comments outside of agenda items
- VIII. **Officer Reports**
A. **President:**
Regarding 14314 E Saratoga:
 - Evan hasn't been seen.
 - Fines:
 - New state law recommends \$500 max
 - Letter has to be specific as to which covenant items are not in compliance
 - We can charge a one-time fine of \$500 per violation
 - 2 violations, fine of \$1000 total
 - **Unanimous approval by board**
 - Randy will draft the letter to be sent to Evan and Lynn will file the lien.
 - City of Aurora will keep up the house
 - How will the lawn be watered?
 - Randy will contact Steven @ Neighborhood Services
 - DORA Registration will be looked into by Randy.
 - Big thank you to all who helped with the easter egg hunt. 24 kids attended (not including babies) plus adults.

- Yards:
 - Dry vs. Dead – HOA cannot fine homeowners for dry/dormant grass
 - June newsletter will include tips for watering at night
 - Stay tidy – mow, edge, maintain weeds
- Abandoned car is gone!

B. **Vice President:**

- Norm received the latest newsletter from Elevate Law and will forward it to the board.

C. **Treasurer:**

- Budget highlights:
 - Welcoming – last year spent \$100, this year spent \$71 so far
 - Meeting Facilities – usually \$150 donation. Hasn't been paid yet for 25/26 year since no holiday party but we will pay \$150 for this year
 - Secretary – last year spent \$124 last year; \$60 for DORA and \$50 for Microsoft; this year spent \$334
 - Insurance costs can be adjusted
 - Grounds Contract - \$1000 for misc. expenses
 - Want volunteers for fall clean-up, spring clean-up, etc.
 - Sprinkler - \$880 contract, ~\$1000 for misc. parts and repairs; we're in the 1st year of a 2 year contract and will get multiple bids when this contract expires
 - Fence – Spent \$600
 - Water – City has asked HOAs to reduce water usage by 20%
 - Our watering days are Tuesday and Friday
 - Last year we watered 3x per week and it wasn't sufficient to maintain grass. At 2x per week, it will be harder to keep grass happy
 - Last year used 923 kgal of water; this year budget 1000 kgal
 - Higher costs from city and there will be a surcharge due to drought
 - We are considered Irrigation only since our water bill only covers grass and plants; homeowners are billed separately for water usage
 - Leaks in sprinkler system loose about 7 gal/hour; we haven't been able to find the leaks
 - City of Aurora offers a free audit – Lynn will call the city and schedule the audit
 -
 - \$840 spent on supplies for Tennis courts; Labor costs would be \$5,000-\$15,000 if Norm didn't donate time
 - QuickBooks is \$40/month is we upgrade to the latest version
 - PO Box budget \$365, we spent \$250; lower budget to \$300

- Website costs \$275 last year
- Dues:
 - Currently \$641
 - Current budget gives us about \$10,000 extra without raising dues and adding nothing for the reserve accounts.
- Current Reserve Funds:
 - Grounds: \$3,500
 - Legal: \$3,024
 - Operational Reserve: \$68,000
- What should we have in reserve funds?
 - Grounds: \$5,000
 - Legal: \$5,000
 - Tennis Courts: Norm will obtain bids
 - Operational Reserve funds should be \$64,000 (1 year of operating expenses)
- Board can raise dues up to 10% per covenants
 - 10% increase would increase dues to \$705
 - 9% increase would raise dues to \$700
 - **Board voted unanimously to raise dues 9% to \$700 and all extra funds will go to the Tennis Court reserve fund.**
 - This year dues will be able to be paid by check or Zelle
- Proposed budget for next year was reviewed line-by-line and will be voted on at the May meeting.

D. **Secretary:**

- No update

E. **Committee Reports:**

- Grounds Committee:
 - Norm will meet with Lynn and volunteers to discuss needs
 - Sprinklers damaged by Quantum will be repaired and billed to Quantum

F. **Grounds**

- Charcoal Grill by the Gazebo will be removed
- Watering days are Tuesday and Friday
- Water will be turned on 4/16; Norm will cover pipes if temperatures drop

G. **Architectural Change Requests**

- Sandra Peoples will replace the walk on the side yard with Trex, not wood.

H. **Welcoming**

- Two gift bags were delivered.

I. **Social**

- Summer picnic will be held in Aug/Sept

- J. **Website**
 - Past minutes have been uploaded.
- K. **Newsletter**
 - Newsletter will be sent out in June.
- L. **Unfinished Business**
 - No unfinished business

IX. **ADJOURNMENT** – The meeting adjourned at 9:36 pm

APPROVED