

## MINUTES

### AGHA BOARD MEETING

WEDNESDAY, JULY 19, 2023

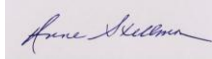
- I. **CALL TO ORDER:** The meeting was called to order by Joely Mauzy at 7:07 pm.
- II. **ROLL CALL:**  
**Board members present:** Duane Bredel, Dave Estes, Kathy Johnson, Joely Mauzy, Anne Stellmon, Lynn Walton and Jennifer Vaughan.  
**Absent:** Matt Lenhart.  
Homeowners: Scott Delong and Dick Moore.
- III. **APPROVAL OF JUNE MINUTES:** The June minutes were unanimously approved.
- IV. **NEW BUSINESS**  
**A. 2023 Annual Homeowners' Meeting:** September 18, 2023 at 7 pm. In-person at V-Esprit clubhouse, 5240 Shalom Park Circle, 80015.
  - Anne has provided the board with all the official notification material for review and approval.**B. Recruitment for new board members for the term 2023-2025.**
  - Kathy, Joely and Anne are not seeking reelection to the board. Andre Levine's position is also available due to her resignation.
  - An email will be sent to AGHA regarding recruitment and the importance of filling these positions. A minimum of five board members is necessary to have an active board. We continue to have a well run organization with a positive cash flow without a management company. A management company will mean a large increase in dues and less control of how we deal with issues.**C. Downed tree and broken fence, north of Shoppe Creek:**
  - Lynn has contacted two companies that will give us quotes for the tree removal. Kathy will help with filing an insurance claim for the tree removal. Insurance should cover the fence repair.**D. Special Project Committee Members:** Lynn suggested that we consider adding community members to serve on special projects as needed.
  - These positions would be appointed and have no vote on the board. They would serve at the pleasure of the board for as long as needed.
  - This idea will be presented at the Annual Homeowners' Meeting in September.
- V. **UNFINISHED BUSINESS**  
**A. Updates**
  - Water and Sprinklers:** The June water bill was very reasonable. Lynn contacted our City Council Person regarding sharing the maintenance costs of the Parker Road easement with the city. This area is a city project and we should not be asked to cover all the costs for the maintenance.
  - Tennis Courts:** The resurfacing project is behind schedule because of labor issues. No completion date has been received. Scott Delong asked if we would consider adding basketball hoops in the court area. He will get us some quotes for us to consider. Dave will ask the resurfacing company about adding the stripping.
  - Parker Brick Fence:** Jay Johnson has agreed to do the caulking.
  - Little Free Community Library:** Collin Gilmore has been given approval by his scout troop to go ahead with the project. He would like help with the costs and books and will provide us with an email to be sent to the hoa with his request.
  - Rental property, 4813 Crystal St.:** Joely will follow-up with the leasing company regarding the yard maintenance and also with the homeowner who filed a complaint.
  - Community lawn maintenance:** A flyer will be distributed to the hoa regarding a reminder about lawn maintenance expectations and how to file a complaint as covenant violations. Lynn and Scott will draft a flyer for approval.
  - Summer picnic: 11: 30 am, August 19, 2023, AG Community Park**  
The board made final logistical plans for picnic and assigned jobs. An email will go out after the newsletter with more information.

**VI. BOARD REPORTS**

- A. **President, Joely Mauzy:** See free library above.
  - B. **Vice-president, Lynn Walton:** See grounds reports above.
  - C. **Secretary, Anne Stellmon:** No report.
  - D. **Treasurer, Kathy Johnson:**
    - June financials. Kathy would like Matt to review the June financials before the board approves.
  - E. **ACC, Dave Estes:** No ACR made this month.
  - F. **Communications, Duane Bredel:** No report.
  - G. **Neighborhood Watch, Matt Lenhart:** No report.
  - H. **Welcoming, Jennifer Vaughan:** Two new homeowner's were welcomed this month.
- VII. **AGHA FORUM:** Dick Moore asked that we have a shredder day next year.
- VIII. **NEXT MEETING:** August 16, 2023
- IX. **ADJOURNMENT:** The meeting adjourned at 9:30 pm.

Respectfully submitted,

Anne Stellmon



AGHA, Secretary