

AGHA BOARD MEETING

WEDNESDAY, AUGUST 16, 2023

VIA ZOOM

- I. **CALL TO ORDER:** Joely Mauzy called the meeting to order at 7:05 pm.
- II. **ROLL CALL:**
Board members present: Duane Bredel, Dave Estes, Kathy Johnson, Matt Lenhart, Joely Mauzy, Anne Stellmon, Lynn Walton, and Jennifer Vaughn.
Homeowners: Kami Bredel, Mark Viewig.
- III. **APPROVAL OF JULY 2023 MINUTES:** The July 2023 minutes were unanimously approved.
- IV. **NEW BUSINESS:**
 - A. **14314 E. Saratoga Pl., Referral of Non-Compliance:** Warning of First Violation of AGHA Covenants letter sent on August 14, 2023.
 - Delivered by FedEx on August 15 at noon. The homeowner has until August 19 to fix the problems or provide the board with a plan to do so.
 - The board determined that the problems have been resolved.
 - B. **Approval by email vote on August 7, 2023 to spend \$5760** to remove four Russian olive trees along the north AGHA fence. Trees to be removed the week of August 21.
 - C. **Capital Improvement Plan (CIP):**
Matt made a recommendation for the board develop a plan to support the major infrastructure maintenance items to include but not limited to:
 - Replace Parker Rd. fence, improvements for the sprinkler system, remove all Russian Olive trees in the park, long-term xeriscape plan for the park. Bids are needed for these improvements.
 - This will be added to the Annual Meeting Agenda to advise the community of the need.
- V. **UNFINISHED BUSINESS:**
 - A. **June Financials:** Yearend financial statements were approved on July 30, 2023 by email vote. Kathy will have our 2022 taxes prepared.
 - B. **September 18, 2023 Annual Homeowners' Meeting and Recruitment of new board members:**
 - Save the date email sent on August 10, 2023.
 - Will send one more recruitment email, on August 17, before August 25 deadline to submit name for election consideration. Official notification and ballot to be mailed on August 29.
 - Agenda items: board reports, CIP, election of new directors, 2023-24 operating budget.
 - C. **August 19 Annual Picnic**
 - The board reviewed the last minute details and board assignments.
 - D. **Updates:**
Grounds:
 - Lynn will continue to work with the City of Aurora regarding the maintenance of the Parker Rd. property.
 - An email will be sent to AGHA on August 18, 2023 regarding yard maintenance. A flyer will be included in the August 29, 2023 Annual Meeting mailing.**Tennis courts:** All the prep work has been completed; resurfacing may be completed by August 25.
4823 S. Crystal: Joely contacted the homeowner and rental agent regarding the yard maintenance. She will also contact all the homeowners who have made complaints about the property.
Little Free Community Library: The Little Library has been installed along with a new bench at the Layton Drive entrance to our park. More than 200 books have been donated for the library. Thank you to Collin Gilbert and his Boy Scout Troop for this project.
- VI. **BOARD REPORTS:**
 - A. **President, Joely Mauzy:** See above.
 - B. **Vice-president, Lynn Walton:** See above.
 - C. **Secretary, Anne Stellmon:** See above.
 - D. **Treasurer, Kathy Johnson:**

- **Assessments**-All but three homeowners have paid their 2022-23 assessments. Letters and emails are being sent to these homeowners regarding fines.
- **July Financials** were unanimously approved.

- E. **ACC, Dave Estes:** Three ACR were approved this month.
- F. **Communications, Duane Bredel:** No report.
- G. **Neighborhood Watch, Matt Lenhart:** No report.
- H. **Welcoming: Jennifer Vaughan:** Will welcome two new homeowners.

VIII. **NEXT BOARD MEETING: October 18, 2023**

SEPTEMBER 18, 2023 ANNUAL HOMEOWNERS' MEETING; 7 PM, IN PERSON AT V-ESPIRIT

IX. **ADJOURNMENT:** The meeting was adjourned at 8:30 pm

Respectfully submitted,

A handwritten signature in blue ink, reading "Anne Stellmon", is displayed within a light purple rectangular box.

Anne Stellmon

Secretary, AGHA