

MINUTES

AGHA BOARD MEETING

WEDNESDAY, AUGUST 17, 2022 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, Joely Mauzy, Anne Stellmon, Lynn Walton.
Absent-Andrea Levine.
Homeowners-Kami Bredel, Dick Moore, Mark Viehweg
- III. **APPROVAL OF JULY MINUTES:**
Kathy Johnson made a correction to the Minutes: change July Financials to End of Year Financials that will be voted on in August. The board then unanimously approved the minutes.
- IV. **UNFINISHED BUSINESS:**
 - A. **Tennis Courts Update:** Dave Estes has not found a contractor to resurface the courts. Kami Bredel has the name of a contractor, First Point of the Game, which she will share with the board.
 - B. **Fall Dumpster Days:** Afternoon of Thursday through Friday afternoon, October 20-21, 2022; we will probably have two, thirty foot dumpsters.
 - C. **Response to July 23, 2022 covenant violation letters:**
 - RVs have moved.
 - With the exception of one homeowner trash bins are now not on view from the street. Kathy Johnson will discuss the issue with the homeowner who is not in compliance.
 - Wood pile has been reduced.
- V. **NEW BUSINESS:**
 - A. **Annual Homeowner's Meeting, Monday, September 19, 2022 at 7 pm. In-person at V-Esprit, 5240 S. Shalom Park, Aurora, 80015.**
 - There are four open board positions available for the term 2022-2024. Board member terms are now two years.
 - Board member term expirations and recruitment for 2022:
To date-Dave Estes, Jennifer Vaughn, and Lynn Walton have submitted their names to be placed on the ballot for the term 2022-24.
September 2022: Dave Estes, Lynn Walton and unfilled position for Kathy Paulson
September 2023: Kathy Johnson, Andrea Levine, and Anne Stellmon
September 2024: Duane Bredel, Kelly Helling (resigned,) and Joely Mauzy
 - Annual meeting documents sent to board on August 14, 2022 for review.
 - Save the Date email will go out Monday, August 22 and official notification letter will be posted on August 29, 2022.
 - Directories will be available at Anne Stellmon's front door for two weeks after the annual meeting. Homeowner's will need to contact her after October 3 to obtain a directory. Directories will not be sent electronically.
 - Board members will give a year end board report at the meeting or provide Anne with a copy of their report.
 - Copies of: 2022-23 proposed budget, 2021 Annual Meeting Minutes and directories will be available at the meeting.
 - Ballots will not be available at the meeting because they must be returned in person or delivered to Anne Stellmon's home no later than 6 pm on Monday, September 19, 2022.
 - Anne will check with Cindy Wagner regarding mask and food policies.
 - B. **August 10, 2022 email vote:** Lynn Walton requested an expenditure of \$600 to have dead trees and branches removed by Braylon (our old grounds keeper) along the north fence and Parker Road. The request was unanimously approved.

- C. **Quick Contact Form on AGHA website:** Duane will begin monitoring the website for messages from homeowner's and will forward to the board for a response.

VI. **BOARD REPORTS:**

- A. **Co-presidents, Andrea Levine and Joely Mauzy:** No reports.

- B. **Vice-President, Lynn Walton:**

- Lynn will check with Braylon about the cleanup of dead trees and branches he is responsible for.
- Lynn, Dave and Andrea met with Emerald Isle people for a walkthrough of the grounds and to discuss expectations for the coming year.
- Parker Road area has been cleaned up and trimmed and the North Shop Creek has been mowed for the year.
- Lynn would like to develop a capital improvement plan for the coming year for the common areas.

- C. **Secretary, Anne Stellmon:** See Annual Homeowner's Meeting and Covenant Violation Letters above.

- D. **Treasurer, Kathy Johnson:**

- Kathy thanked Kami Bredel, Dick Moore, and Matt Lenhart for reviewing our financial policies with her. At this time the committee supports continuing to maintain at least 1-2years of reserves.
- Kathy made changes to the financials, suggested by Dick Moore that resulted in a net loss for the year of \$1500. Additional money was put into the tennis court reserve fund and the front entrance expenses were taken out of reserves.
- When our CD comes due in November, we can allocate for specific reserves additional funds.
- The board unanimously approved the July financials as presented.
- The board unanimously approved the end of year financials that will be sent to our tax preparer.
- Assessments: Thirty-nine email reminders were sent. Currently, five assessment payments are still outstanding. At the end of August a late payment will go out for the outstanding assessments stating that a lien will be placed on the property if the assessment is not paid by the end of September. A motion to add a service fee for filing a lien to the total assessment was tabled.
- We have not received an increase in our trash bill as of this meeting.

- E. **ACC, Dave Estes:** One ACR was approved this month.

- F. **Communications, Duane Bredel:** No report.

- G. **Neighborhood Watch, Joely Mauzy:**

- Nothing reported to the police from AG.
- Homeowner's are requested to contact the police about suspicious activity.
- Sagebrush Park had graffiti on signs and sidewalks that was cleaned up by the city the next day.

- H. **Social:** August 20, 2022 Picnic

- A reminder email will go to AGHA on Thursday, August 18 with a reminder that the bouncy house will have a waterslide.
- The waterslide will be open from 11:30-2:30.
- The board is asked to help with set-up beginning at 10 am.

- I. **Welcoming and Newsletter, Kelly Helling:**

- On July 27, 2022 a newsletter was sent to homeowners by email.
- Welcomed the Ybarra family on S. Dillon Way.

VIII. **NEXT MEETING: WEDNESDAY, OCTOBER 19, 2022**

IX. **ADJOURNMENT:** Joely adjourned the meeting at 8:45 pm.