

**MINUTES
AGHA BOARD MEETING
JULY 21, 2021**

- I. **CALL TO ORDER:** The meeting was called to order at 7:10 pm by Lynn Walton, president.
- II. **ROLL CALL:** Board members present: Dave Estes, Kathy Johnson, Debra Jones, Andrea Levine, Joely Mauzy, and Anne Stellmon. Absent: Gilles Esposito. No homeowners were present.
- III. **APPROVAL OF JUNE 16, 2021 MINUTES-**Approved by email vote on June 20, 2021.
- IV. **NEW BUSINESS**
- A. **4845 S. Dillon property:** Homeowner has died and residence is not being maintained. The board has received a complaint from a homeowner about the state of the home to include: dead grass and trees, trash bins in driveway, deck on back of house in disrepair and not safe. These problems can be addressed by the City of Aurora Code and also by our covenants. AGHA homeowners are encouraged to report code violations to the City of Aurora. Anne will speak with the homeowner who has made the complaint if they are willing to submit a Referral of Non-Compliance so the board can begin the covenant violation process.
- B. **Annual Homeowners' Meeting, September 13, 2021-Agenda items**
- **Zoom or not?** The board was in agreement to hold this year's annual meeting via Zoom, as was done in 2020.
 - **Board positions for 2021-2024:** Board members whose terms are expiring will notify the board at the August meeting if they would like to continue on the board for another three year term. Debra Jones announced this is her last term on the board after fifteen years of service to the AGHA.
A suggestion was made to combine Social and Welcoming as one board position. A decision will be made next month.
2021 September Expiring terms: Gilles Esposito (Communications,) Debra Jones (Social,) Joely Mauzy (Neighborhood Watch)
Non-board member Grounds position: Possibly transition non-board member Grounds position to a regular board position. Option: hire a landscape maintenance company to care for the common area. Dave Kline will look into the names of landscape maintenance companies that may fill our needs and requirements. We will follow the same process of getting several bids and then make a decision. Our current contract with our maintenance person can be cancelled at any time by either party. This issue is tabled until next month.
 - **2021-22 approval proposed budget**
 - **Synopsis-New 2021 Colorado HOA laws:**
HB21-1229: The bill increases requirements for disclosure and transparency in the operations of unit owners' associations (HOAs) in common interest communities, including requiring an HOA to maintain and keep available to unit owners, as part of its official records:
A list of the HOA's current fees chargeable upon sale of a home in the community; and (**section 4** Other information currently required to be disclosed annually under existing law, including financial statements, reserve fund balances, insurance policies, and meeting minutes (section 4).If access to the association records described above are not provided within 30 calendar days after a request was submitted by certified mail, the HOA is liable for a penalty of \$50 per day for not providing them (section 4).**Section 2** adds specificity to the requirement that HOAs allow installation of renewable energy generation devices (e.g., solar panels) subject to reasonable aesthetic guidelines by requiring approval or denial of a completed application within 60 days and requiring approval if imposition of the aesthetic guidelines would result in more than a 10% reduction in efficiency or a 10% increase in price. **Section 1** specifically includes nonvegetative turf grass (also known as artificial turf) among the types of drought-tolerant landscaping materials that the HOA may regulate but not prohibit in the backyard area of a unit. **Section 3** adds a similar provision to a companion statute.
HB21-1310: Current law limits the application of architectural and landscaping regulations of common interest communities (also known as HOAs) so as to require that they allow displays of the American flag, service flags such as the "blue star" and "gold star" flags, and political signs,

subject to specific statutory criteria. For example, the statute allows political signs to be prohibited outright except during an election season, defined as the period from 45 days before an election to 7 days after the election. The bill simplifies and broadens these protections, requiring an HOA to permit the display of any noncommercial flag or sign at any time, subject only to reasonable, content-neutral limitations such as the number, size, or placement of the flags or signs.

V. BOARD REPORTS

- A. President, Lynn Walton:** No report.
- B. Vice-President, Kathy Johnson:** Waste Connections transition going well with no complaints from homeowners.
- C. Secretary, Anne Stellmon:** No report.
- D. Interim-Treasurer, Kathy Johnson:**
 - A motion was unanimously passed to accept the monthly financials as presented.
 - About 1/3 of our homeowners have not paid their annual assessment that was due on July 1. Action will be taken on August 1 for delinquent assessments.
- E. ACC, Dave Estes:** Nine ACR were approved this month.
- F. Communications, Gilles Esposito:** No report.
- G. Grounds, Dave Kline:**

The grounds maintenance is going fairly well. The dry hot weather unfortunately favors the weeds. Braylon, Sky High, has been trying to get ahead of it with little success. Braylon has trimmed some of the shrubs but seems to need constant direction on what needs to be done which takes me to my main concern. I think the HOA needs a maintenance company that needs less guidance and has the know how to manage the property. That way we wouldn't have to have someone constantly monitoring the grounds and we would only need to approve of extraordinary expenditures. Looking online it appears that such companies exist but none I am familiar with.
- H. Neighborhood Watch, Joely Mauzy**

Summary of Monthly Activity:

 - Nothing reported on nextdoor.com
 - Community crime map check – 1 car theft in surrounding neighborhoods; 1 home break in (north side of sagebrush elementary)
 - Communication with PAR Officer Garcia – nothing to report for AG incidents.
 - National Night Out – 8/3/21 - event to help community come together and meet their local police officers. Police will be at Sagebrush Park around 5:45 and then will head over to V-Esprit at 6:15. There will be food trucks at V-Esprit (organized by Cindy Wagner). Joely will draft an email message to be sent to homeowners July 27 announcing National Night Out.
- I. Social, Debra Jones-**

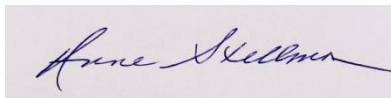
August Picnic: A motion was unanimously approved to not have a picnic this year due to Covid concerns.
- J. Welcoming, Andrea Levine:**

No new neighbors. Community garden is okay. July newsletter has been distributed to AGHA.

VII. NEXT BOARD MEETING: Wednesday, August 18, 2021 via Zoom, 7pm

VIII. ADJOURNMENT: The meeting was adjourned at 9 pm.

Respectfully submitted,



Anne Stellmon
AGHA, Secretary