

**MINUTES  
AGHA BOARD MEETING  
OCTOBER 21, 2020 VIA ZOOM**

- I. **Call to order:** The meeting was called to order by Lynn Walton at 7:04 pm.
- II. **Roll call:** All board members were in attendance. Dick Moore, homeowner, was also in attendance.
- III. **Approval of board and annual homeowners' meeting minutes:**  
August 19, 2020 AGHA Board Meeting Minutes-unanimously approved.  
September 21, 2020 Annual Homeowners' Meeting Minutes-unanimously approved.
- IV. **OLD BUSINESS**
- A. **Variance Agreement:** Lynn gave a brief overview of how we came to the point of entering into a proposed variance agreement for common area land use and the major points of the proposed agreement. A motion was made and unanimously approved to table a discussion until the homeowner's can attend a meeting.
- B. **No Soliciting signage for entrance pillars:** No update at this time; will be revisited in November.
- V. **NEW BUSINESS**
- A. **2020-2021 New Board:**
- Board Member Code of Conduct-**All board members must sign and return a Code of Conduct before the November meeting.
- 2020-2021 Board positions-**No changes to board positions; board members will continue with their current board positions.
- B. **2020-21 Master Calendar-**A three month static calendar will be posted on the website. Lynn and Kathy sent by email to the board a draft of the calendar that was approved by the board.
- C. **DORA (Department of Regulatory Agencies) 2020 updates for HOAs**
- **Political Signs: Can a homeowner in an HOA place political signs in their yard or at their condominium?**  
The short answer is yes. There are laws that protect a homeowner's right in a common interest community (commonly known as an HOA) to place political signs on their property. The Colorado Common Interest Ownership Act (CCIOA), addresses this issue in Section 38-33.3-106.5, C.R.S., entitled "Prohibitions contrary to public policy - patriotic and political expression...".
  - **Family day care homes**  
On July 8th, 2020, Governor Polis signed into law Senate Bill 20-126. SB20-126 amended the Colorado Common Interest Ownership Act ("CCIOA") to include protections for licensed operators of family child care homes of family in HOA communities.
- VI. **BOARD REPORTS**
- A. **President, Lynn Walton**
- Best practices for homeowners and board member conduct:**
1. Whether by email or at a board meeting, please keep comments as factual as possible. When you do not know, please ask.
  2. We would also respectfully request that any comments that homeowners wish to direct to the board be sent to the entire board.
  3. Both board members and homeowners should avoid innuendo, assumptions, and attacks on anyone's character.
  4. Board members must do their best to represent all of the AG homeowners – you are our constituents–in a fair manner and with respect. Homeowners must remember that our volunteer board is doing their best to do a good job. New boards need to get the task of governance “under their feet” and may have different practices than previous boards. This is the job of a good board: to govern in a fair manner within AG's governing documents.
- Summary of Monthly Activity:**
- Reminder about maintaining civility and respect for all participants during Board meetings.
  - Developed annual calendar for use on AG website with Kathy Johnson.

- Revised draft variance agreement to homeowners regarding common area property.
- B. Vice-President, Kathy Johnson**  
**Summary of Monthly Activity:**
- Great job AGHA! Dumpster Days were a success because of your cooperation.
- C. Secretary, Anne Stellmon**  
**Summary of Monthly Activity:**
- **Attended two DORA Webinars to fulfill board member education requirement:**  
September 8, 2020 " Association Meetings" to meet board member education requirements.  
October 7, 2020 " How to Handle HOA Disputes."
- D. Treasurer, Ann Marie Issac-Heslop**  
**Summary of Monthly Activity**
- **Presentation of 2020-21 Budget:** Unanimously approved.
  - **Presentation of 2019-2020 Financial Review:** Accepted by the board and will be posted on the website.
  - **September Financial Statement:** Unanimously approved.
  - **Reinvestment of Belco CD:**  
The board considered other options for investing the money and unanimously agreed to leave the CD at Belco. Belco rate is low but banking is convenient.  
Ann Marie suggested to increase the CD amount from \$117k to \$120K. The aboard unanimously approved moving \$3k from money market account.
  - **Tax Return**  
Tax preparation \$50.00  
Federal Tax \$135.00  
State Tax \$20.00  
Tax is normally \$0 with a preparation cost of \$300.00. This year our expenditure was down considerably with a \$1,900.00 saving on Utilities and just over \$5,000.00 not spent as a result of the cancellation of events etc due to COVID.
  - November agenda: The board will address changes to line items on the budget at the November board meeting.
  - **Lien warning letters:** On September 30, 2020, the board held an email discussion and approved the action to send "Lien Warning Letters" to two homeowners who are passed due on paying dues assessment. 8 yes votes, 2 abstentions. Both homeowners paid their annual dues assessment after letters were sent.
- E. ACC, Dave Estes**  
**Summary of Monthly Activity:** No ACC requests the past month.
- F. Communications, Gilles Esposito:** No report.
- G. Grounds, Dave Kline**  
**Summary of Monthly Activity:**
- Sprinkler system is being blown out and shut off next week.
  - Should receive an estimate to fix the C clock for the irrigation system next week.
  - Braylan removed mattress, and other "stuff" from behind bushes again.
  - Braylan will be trimming all shrubs & bushes for the season in the next few weeks.
  - Andrea will send an email to the homeowners' with garden plots to shut down for the season.
- H. Neighborhood Watch, Joely Mauzy**  
**Summary of Monthly Activity:** Increase in car thefts around Sterling Commons, porch pirates have been reported in AG and common mailbox in Woodgate was broken into.
- I. Social, Debra Jones:** No report.  
The board agreed that there will not be a holiday party this year.  
Debra asked all homeowners to trim bushes and trees at corners in accordance with City of Aurora code.
- J. Welcoming, Andrea Levine**  
**Summary of Monthly Activity:**
- Received name of new people that moved into 4892 Dillon St. and will "Welcome" them in next day or so.
  - Sent rough draft of newsletter to board; hope to get out by end of month.

**VI. AGHA FORUM**

1. Dick Moore expressed concerns about some of our accounting policies and procedures and made suggestions for improvement. He also expressed concern about the timely posting of minutes on the website. Dick requested a copy of the tax return: Ann Marie will send the document to him. The board will take his comments under consideration.

**VII. NEXT BOARD MEETING:** Wednesday, November 18, 2020, 7 pm via Zoom

**VIII. ADJOURNMENT:** The meeting adjourned at 10:15 pm.

Respectfully submitted,

*Anne Stellmon*

Anne Stellmon  
AGHA Board Secretary