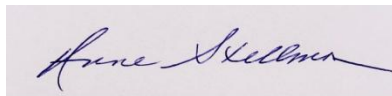


**MINUTES**  
**AGHA BOARD MEETING**  
**AUGUST 18, 2021**  
**7 PM VIA ZOOM**

- I. **CALL TO ORDER:** Lynn Walton, president, called the meeting to order at 7:05 pm.
- II. **ROLL CALL:** Board members present: Gilles Esposito, Dave Estes, Kathy Johnson, Debra Jones, Joely Mauzy, and Anne Stellmon. Homeowners: Randy Simpson, Duane Bredel.
- III. **APPROVAL OF JULY 21, 2021 MINUTES**
- IV. **OLD BUSINESS**
- A. **4845 S. Dillon:** Property is in probate court and issues with lawn are being addressed by the family. Should be listed later this year for sale.
- B. **Tool shed located at the tennis courts.**
- The tool shed is not in good condition and should be either replaced or repaired. The lock is not operable. Suggestions were made to purchase large locking plastic containers available from Amazon. This will be addressed at October board meeting.
- C. **Mailbox thefts:**
- Suggestion from Randy Simpson to install a community mailbox. USPS will pay for a communal mailbox. Best location would be at the entrance to the community park. Many pros and cons to the suggestion. The board will discuss this at October meeting.
- D. **Annual Homeowners' Meeting, September 13, 2021**
- **Board positions for 2021-2024**  
**2021 September Expiring terms:** Gilles Esposito (Communications,) Debra Jones (Social,) Joely Mauzy (Neighborhood Watch.) Debra will not be seeking another term.  
**2022 September Expiring terms:** David Estes, Treasurer, Lynn Walton  
**Non-board member Grounds position:** Possibly transition non-board member Grounds position to a regular board position. Option: hire a company to manage common area.
  - **Meeting protocols-Zoom-Same** as last year due to Covid. A similar timeline will be used this year as in 2020.
- VI. **BOARD REPORTS**
- A. **President, Lynn Walton:** Tool shed, see above.
- B. **Vice-President, Kathy Johnson:** No report.
- C. **Secretary, Anne Stellmon:** No report.
- D. **Interim-Treasurer, Kathy Johnson:**  
August financials were approved as presented.
- E. **ACC, Dave Estes:** Four ACRs were approved this month.
- F. **Communications, Gilles Esposito:** No report.
- G. **Grounds, Dave Kline:**  
4 RFP's have been sent to different landscaping/ maintenance companies, as well as one to Braylon letting him know everything we want and expect, to give him an opportunity to submit a proposal as well (if he would like). Two of the 4 companies have come to meet w/me thus far and I've shown them around the grounds. I'll keep the board posted with any updates and/or proposals we receive.
- H. **Neighborhood Watch, Joely Mauzy.** No unusual activity in our neighborhood.
- I. **Social, Debra Jones:** Looked into food trucks but the cost is not reasonable for us to pursue at this time. Will look into dumpster and shredder for October.
- J. **Welcoming, Andrea Levine:**  
House on Saratoga Place has been sold. Working on the September newsletter.
- VII. **ANNUAL HOMEOWNERS' MEETING:** 7 pm via Zoom, Monday, September 13, 2021
- VIII. **ADJOURNMENT:** The meeting was adjourned at 8:20 pm.

Respectfully submitted,



Anne Stellmon  
AGHA, Secretary