

MINUTES

AGHA BOARD MEETING

WEDNESDAY, JUNE 15, 2022 VIA ZOOM

- I. **CALL TO ORDER:** The meeting was called to order by Joely Mauzy at 7:09 pm.
- II. **ROLL CALL:**
Present: Duane Bredel, Dave Estes, Kelly Helling, Joely Mauzy, Anne Stellmon, and Lynn Walton.
Absent: Kathy Johnson, Andrea Levine
Homeowners: Kami Bredel
- III. **APPROVAL OF MAY MINUTES:** The May Board Meeting Minutes were approved unanimously.
- IV. **UNFINISHED BUSINESS**
- A. Update: Parker Road Landscape Project-Emerald Isle**
The project has been completed with old landscaping taking out and replaced with new plants and rock. A few homeowners have provided both positive and negative feedback. A suggestion was made to have Before and After pictures of the Parker Road entrance landscaping in the next newsletter.
- C. Update: Tennis court and storage structure**
Dave Estes expressed concern about the flooring of the existing structure. He recommended that we not take down the structure until the actual repair work begins on the tennis courts. Dave will contact resurfacing companies regarding this project.
- D. Update: Fence repair**
The repair of the north park perimeter fence has not begun. Lynn Walton will get an update from the fencing company regarding when we will be on their schedule.
- E. Update: Monument on S. Dillon St.**
Dave Estes will contact Blue Sky Landscaping about the brick repair work for the Dillon monument and the Parker Road entrance.
- V. **NEW BUSINESS**
- A. Dumpster Days problems**
We had the usual problems with the overflow of the contents even though this was a bigger dumpster than usual. An email was sent to homeowners requesting they pick up any furniture and/or bikes they may have left outside the dumpster. All the extra articles have been picked up as of today. In spite of the ongoing problems, the board will consider another Dumpster Days for the fall. Lynn will check on the cost because we will have to pay for a second dumpster this year. We get one free dumpster per year.
- B. The board received a Homeowner complaint regarding the non-compliance of covenants by several homeowners' regarding the screening of trash cans:**
- Covenants Article II, 2.10: Screening of trash and garbage cans
 - Policies and Procedures: J. Enforcement of covenants and rules (procedure for identifying and schedule of fines)
- Anne Stellmon will send out an email to the AGHA reminding homeowners they must screen trash and garbage cans from view or they will be in non-compliance of the covenants and subject to penalties. The next newsletter will also have a similar reminder to homeowners.
- VI. **BOARD REPORTS**
- A. Co-Presidents, Andrea Levine and Joely Mauzy:** No reports.
- B. Vice-President, Lynn Walton:**
Lynn spoke with David Donnelly (303-894-2166,) Colorado Department of Real Estate Agencies (DORA,) representative regarding their recommendations about annual assessments and reserve accounts:
It's reasonable to raise annual assessment to keep pace with inflation and rising costs.

Avoid using savings and reserve accounts to pay for budget expenses. These accounts should be maintained for capital improvements and unexpected expenses to avoid special assessments for these expenses.

AGHA reserve and savings accounts appear to be adequate for our needs.

C. Secretary, Anne Stellmon:

Secretary, Anne Stellmon: The second Regular Session of the 73rd General Assembly adjourned on May 11, 2022. The legislative session was an active one for bills affecting Common Interest Communities in the State of Colorado with five new laws which affect many different aspects of HOA life.

Homeowner's may use this link to read about the new 2022 legislation that affects HOAs:
<https://dre.colorado.gov/colorado-general-assembly-2022-legislative-updates>

D. Treasurer, Kathy Johnson: The June financials were unanimously approved as presented. Regarding the increase in assessment for the next year, the board suggested that an explanation of the board's approach to financial decisions to include special assessments, reserve and savings accounts be included in the treasurer's letter to homeowners.

E. ACC, Dave Estes: Four ACRs were approved this month.

F. Communications, Duane Bredel: No report.

G. Neighborhood Watch, Joely Mauzy: There were several attempted car break-ins and one car burglary (June 10) this month in Andover Glen.

H. Social: Debra Jones will provide the board with cost information for a summer picnic. The board would like a clarification from Debra regarding what she will do and what she would like the board to be responsible for. Date for picnic: Saturday, August 20 at 11:30 am in the AGHA park.

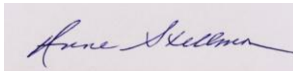
I. Welcoming and Newsletter, Kelly Helling: No report.

VII. AGHA FORUM: Fred Freh made a suggestion to have in-person board meetings to avoid Zoom technical problems. The Board will consider having the 2022 Annual Homeowners' Meeting in person but not the monthly meetings. Anne will check with Cindy Wagner about using the V-Espirit facility for the meeting.

VIII. NEXT MEETING, WEDNESDAY, JULY 20, 2022 at 7 pm via Zoom.

IX. ADJOURNMENT: Joely adjourned the meeting at 8:43 pm.

Respectfully submitted,



Anne Stellmon

AGHA Secretary

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