

# AGHA Board Meeting Minutes

Wednesday, May 17, 2023

Via Zoom

I. **CALL TO ORDER: 7:06**

II. **ROLL CALL:**

- **Board members present:** Kathy Johnson, Collin Gilmore, Duane Bredel, Joely Neptune, Jennifer Vaughan, Lynn Walton, Matt Lenhart, Kami Bredel. Not present: Dave Estes and Anne Stellmon.
- **Homeowners present:** Bob & Bonnie Myer, Deb Jones, Kami Bredel, Alexandra Kitsos

III. **APPROVAL OF APRIL 2023 MINUTES:**

- Minutes were unanimously approved.

IV. **NEW BUSINESS:**

A. Book Box proposal for AG park by Collin Gilmore as an Eagle Scout project.

- Deb Jones' grandson, Collin, presented his desire to build a "little free library" in Andover Glen Park as part of his Eagle Scout project. The mailbox style structure could be one or two stories, color of our choosing, with a bench that is already in the park. Someone would need to notify Collin when it needs resupplied with books/paint. Deb offered to take on this responsibility. This would be open to everybody and is designed to operate as a take a book and replace it with another. The "library" comes in a kit and Collin will be providing all of the supplies and build it. He can only accept monetary donations from the board and books from the community. Needs completed by end of July/beg of Aug. The board voted unanimously to approve Collin's project and formed a committee (Joely, Alexandra, Matt, Jennifer) to choose placement, size, color, etc. The committee needs to get back w/Collin in a couple of weeks. The Scout troupe and council need to approve the project. He needs our approval before meeting with them. Examples of various sizes colors can be views on the "little free library" website:

<http://littlefreelibrary.org/?gclid=Cj0KCQjwslejBhDOArIsANYqkDODD>

B. 2023-2024 Proposed Budget

- Reviewed budget for coming year. The board unanimously approved the proposed budget.

C. Bill Meyer suggested that the board look at all of HOA fencing for necessary repairs/attention.

Dave and Lynn have checked the fallen and damaged fence along Parker Road and are in the process of getting an estimate on the downed fence. They will have them look at the remaining part for an estimate on it as well. The board agreed the repairs need to come out of this years' budget. There is a need to set up reserves for fencing next year.

D. Summer Picnic—The board chose August 19, for the summer picnic. It was decided to rent a bouncy house to operate 11:30-2:30 from Kids Jumper Incorp. The remaining details as to what the board will provide will be discussed at next month's meeting.

E. Dumpster Days

- Shredder—Deb will call Curbside Data Control to get cost estimate and see if available—2 hours (11-1pm) on Saturday, June 24. The board chose June 23-25, to reserve the dumpster for the HOA community.

V. **UNFINISHED BUSINESS:**

A. **Referral of Non-compliance**

- A referral was received by the board on April 20, 2023, regarding non-compliance for two covenant violations (2.7 and 3.5) at 14314 E Saratoga Pl. Kathy, Dave, and Anne investigated the referral and notified the board who agreed that this was a valid referral. The enforcement process started immediately. A Covenant Violation warning letter was sent to the homeowner on April 24<sup>th</sup>. As of May 6, the certified letter was in Washington and has not been delivered to the homeowner. As of May 7, the broken window has been repaired. Matt Lenhart will reach out to the individual who sent the complaint to the HOA regarding status of letter and window to see if he is ok with tabling.
- Tennis courts – Payment for tennis courts will be in this fiscal year. The work on the tennis courts will begin in the next couple of weeks.
- Storage unit – Tennis Court resurfacing needs to be completed before deciding on the storage unit. Considering tuff shed style with possible placement inside the tennis courts.

VI. **BOARD REPORTS:**

A. **Joely Mauzy, President (Newsletter):**

- The newsletter will go out following this meeting. Suggestions for the newsletter included: planned dumpster/shredder dates, request homeowners to contact Lynn via email if anyone notices discoloration of water in the creek, and a request for homeowners to notify board members if they notice sprinklers running during wet periods.
- An email will be sent out requesting help from homeowners for Parker Rd cleanup, and mulch spreading.

B. **Vice-president and Grounds, Lynn Walton:**

C. **Secretary, Anne Stellmon:**

- Contacted City of Aurora Animal Control regarding complaints about the 14314 E. Saratoga Pl. resident's dog. Officer Caldwell returned the call stating they have received and responded to several complaints about the dog and broken window. Animal Control has been in contact with the homeowner who agreed to rectify the situation. AGHA residents are encouraged to report any further issues with this property.

D. **Treasurer, Kathy Johnson:**

- April financials – The board approved the April financial report.
- Kathy noted that the water bill was very high for it being a wet month. Lynn will contact the sprinkler company as the water sensors appear to not be working.

E. **ACC, Dave Estes:**

- Two requests this month.

F. **Communications, Duane Bredel:**

G. **Neighborhood Watch, Matt Lenhart:**

- Noted there was one larceny report in April.

H. **Welcoming (Newsletter): Jennifer Vaughan:**

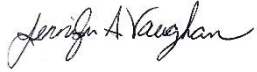
- Will turn in several receipts this weekend for housewarming gifts.

VII. **AGHA FORUM:** Several individuals present offered to help Less Olson who is in need of a second trash can to get rid of excess trash from yard clean-up.

VIII. **NEXT MEETING: WEDNESDAY, JUNE 21, 2023, 7 PM VIA ZOOM**

IX. **ADJOURNMENT**

Respectfully submitted,

A handwritten signature in black ink that reads "Jennifer A. Vaughan". The signature is written in a cursive style with a large, stylized initial "J".

Jennifer Vaughan  
Welcoming, AGHA