

Cinnamon Village I Homeowners Association
Board Meeting Minutes
Tuesday, August 15, 2017 @ 7:00 PM
Grace Church
19001 E Jefferson Dr Aurora CO 80013

Meeting was called to order by HOA President, Branden Crockett at 7:00 PM on August 15, 2017

Board members in attendance:

Branden Crockett - President
Camille Kemp – Vice President
Cyndi Roberts – Secretary/Treasurer
Yvonne Vigil – Board Member-at-Large
Katt Kemp – Board Member-at-Large

In attendance: Metro Property Management, Dan Anderson HOA Community Manager

- I. The Agenda for this meeting was reviewed and approved by the Board. No conflicts of interest were reported.
- II. Special Guests: None
- III. Minutes from July 18, 2017, meeting – Yvonne Vigil approved and 2nd by Branden Crockett.
- IV. Financials – July 2017 – Dan Anderson provided detailed information on handout that included a list of the financials. There is a total of 16 homeowners currently past due. A motion to approve the financials for July were approved by Yvonne Vigil and Branden Crockett 2nd the motion.
- V. Homeowner Forum
 1. Parking: Why do we have visitor spots? Response: Parking is on the list of items to resolve but it will take time, 6-12 months. Discussed expired plates and towing of vacated vehicles. Homeowners requested to have two reserved spots. This request will be tabled for future meetings.
 2. Anschutz Medical Center. Homeowner, Derwood Clarke, can set up free breast exams and blood pressure for the community. Bus is currently down but he will contact the management company when it is available.
 3. Speed bumps: A homeowner brought up the need for a speed bump or speed dip on Danube Circle. We also need a speed limit sign and Children at Play. Cyndi Roberts will contact the City of Aurora. We also discussed a portable speed bump but we are not sure who would be responsible to set it up and take it down each day.
 4. City of Aurora does not plow Danube Cir. We are aware of this and will have our snow contractor plow the street.
- VI. Committee Reports
 1. Cyndi approved window replacement for 3702 and Yvonne 2nd the motion.

Cinnamon Village I Homeowners Association
Board Meeting Minutes
Tuesday, August 15, 2017 @ 7:00 PM
Grace Church
19001 E Jefferson Dr Aurora CO 80013

- VII. Items to be Ratified
1. Electrical panel approved for an estimated price of \$3400
 2. Walkway approved for repairs due to safety of homeowners
 3. Signs By Tomorrow – HOA announcement sign approved in the amount of \$143.43.
- VIII. Manager's Report – Completed Items / Open Pending Items / New Business Items
1. Dan provided an update on responsibilities of the property management company.
 2. They are currently doing an insurance review with American Family
 3. Setting up Cinnamon Village with a web site.
 4. Rules and Regulations must mirror the Governing documents.
 5. A home on Danube Cir sold for \$248K.
 6. Management company will help provide the Board a list of priorities to review.
- *Note: President, Branden Crocket had to leave the meeting at 7:45 PM.
- IX. Unfinished Business
1. Rules and Regulations –Board has scheduled a meeting in September 13, for review of the R&R.
 2. JBK Landscaping Maintenance Agreement / Status – JBK will be going through the property and cleaning up bushes and shrubbery.
 3. 2017 remaining budget will be further discussed at our board orientation on Sept 13.
 4. Board Orientation confirmed for September 13, @ 5:30 PM.
- X. New Business
1. Tree maintenance is the homeowner's responsibility. One homeowner will be contacted and asked to trim their tree as it is touching the roof of another homeowner.
 2. There is a new report of a broken windshield by the landscaping company. Dan will contact the homeowner to get additional details. He was not provided the timeframe this happened so it could be the previous landscaping company.
 3. Next HOA Meeting scheduled for Tuesday, September 19, 2017 at 7:00 PM.
 4. Homeowner asked if approval is required to plant in their front yard. Yes, send email for approval to plant.
 5. Fencing – Homeowners discussed getting a bid from one fencing company to complete fencing for a lessor price. Homeowners would be responsible for payment but this could be provided to all interested homeowners.
- XI. Adjournment – Cyndi moved to adjourn the meeting and Yvonne 2nd the motion. Meeting was adorned at 8:05 PM.