

Cinnamon Village I Homeowners Association  
Board Meeting Minutes  
Tuesday, May 15, 2018 @ 7:00 PM  
Grace Church  
19001 E Jefferson Dr Aurora CO 80013

Meeting was called to order at 7:05 PM by Branden Crockett.

Board members in attendance:

Branden Crockett - President  
Camille Kemp – Vice President  
Cyndi Roberts – Secretary/Treasurer  
Tamara O'Bryan – 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. Branden approved and was 2<sup>nd</sup> by Camille.
- II. Special Guests: None
- III. Minutes from April 17, 2018 meeting was approved by Branden and 2<sup>nd</sup> by Tamara.
- IV. Financials – March 2018 – Dan Anderson provided detailed information on handout that included a list of the financials. A motion to approve the March financials was made by Branden and 2<sup>nd</sup> by Tamara.
- V. Homeowner Forum – The items below were noted by Metro Property Management representative.
  1. Lightpole @ 3759 is out. Branden agreed to stop by and change the lightbulb.
  2. Sidewalk is crumbling @ 3664. Board will need to approve having the sidewalks repaired when the community has more money in the budget.
  3. Parking spot @ 3664 – Curb and gutter asphalt is causing issues and causing his car to bottom out. The curb and gutters are the responsibility of City of Aurora, homeowner will need to contact them to have it repaired.
  4. Rules and Regulations need to be amended. Trees behind the fences are the responsibility of the homeowner and must be kept so there are no hazards or safety issues.
  5. Rules and Regulations need to be amended to remove the use of sidewalk chalk. This chalk can be used in the community.
  6. Rules and Regulations and the clause about having a limited number of animals in one household cannot be removed. This is part of the Declaration and states 1 animal is allowed. Board can decide if they want to enforce it.
  7. Dan asked for permission to enforce the trees and bushes that are damaging the houses that are in the backyards of the homeowner. Cyndi made a motion to provide this permission and Branden 2<sup>nd</sup> the motion.

Cinnamon Village I Homeowners Association  
 Board Meeting Minutes  
 Tuesday, May 15, 2018 @ 7:00 PM  
 Grace Church  
 19001 E Jefferson Dr Aurora CO 80013

8. Parking blocks – RESERVED is to be painted by members of the Board in mid-June. Camille and Katt will organize the painting of the parking blocks.

VI. Committee Reports

1. Bounce house for the BBQ on June 9. Dan will ask our insurance agent for guidance of allowing attendees to sign a waiver to allow them to jump in the bounce house. If this is approved, Tamara will order the bounce house for the party. Tamara made a motion to approve the cost of the bounce house and Katt 2<sup>nd</sup> the motion.  
 Update: Waivers will not work and additional insurance is required. The cost for this insurance is \$150 and was declined due to limited budget.
2. Social Events – Beautification party. Meet at the mailboxes @ 11:00 AM. Cyndi will get the flowers and hang a flyer at the mailboxes.

VII. Items to be Ratified – None

VIII. Manager's Report – Completed Items / Open Pending Items / New Business Items

1. Basic accounting including accounts payable, account receivable. Mailed out packets of Rules and Regulations to off-site homeowners. Updated web site, managed phone calls, chimney repairs in April. Dispatched Strong Hold to repair boardwalk. Bad debt accounts were moved to new attorney, 13 homeowners are currently in collections.

IX. Unfinished Business

1. Rules and Regulations and Policy Modifications – Completed
2. Received American Family Insurance cancellation notices – Finding replacement coverage and confirming the effectiveness of the current policy. This will be held at Metro Property during a Scheduled Work Session of the Board to be held on May 30, 2018 @ 5:30 PM.
3. Seeking a CPA to perform an HOA Audit. Currently awaiting three proposals.
4. #3696 Front Yard ground leveling being requested. We have requested the owner define their expectations.
5. Form a Covenant Enforcement Committee. There has not been any interest from homeowners to join this committee.

X. New Business

1. Strong Hold Proposal – relocate shed. Proposal of \$500 was approved by Cyndi and 2<sup>nd</sup> by Branden.
2. Next meeting will be Tuesday, June 19, at 7:00 PM at Grace Church.
3. Parking – Ideas from homeowner on how to handle parking issues are welcome.

Cinnamon Village I Homeowners Association  
Board Meeting Minutes  
Tuesday, May 15, 2018 @ 7:00 PM  
Grace Church  
19001 E Jefferson Dr Aurora CO 80013

- XI. Adjournment – Camille moved to adjourn the meeting and was 2<sup>nd</sup> by Katt. Meeting was adjourned at 8:10 PM.