

Cinnamon Village Homeowners Association
 Board Meeting Minutes
 Tuesday July 18, 2023 7:00 PM
 St. Paul Presbyterian Church
 18901 E Hampden Ave. Aurora, CO 80013

Meeting was called to order at 7:06 PM by Camille Kemp

Board members in attendance:

Camille Kemp – President
 Jacqueline Sipe - Secretary/Treasurer
 Olivia Jackson – Member at Large

Board meetings are open to all homeowners. Homeowners will be excused when the meeting adjourns to the Executive Session.

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

*Homeowner Quorum not met, therefore, Annual Meeting was not held.

I. Approval of the Agenda; Disclosure of Conflict of Interest

- A. The agenda for this meeting was reviewed. Camille made a motion to approve, Olivia 2nd.
- B. No conflicts of interest relative to agenda at this time

II Minutes – June 2023 minutes approved. Camille made a motion to approve and Olivia 2nd.

III. Financials – June 2023 approved. Camille made motion to approve, Olivia 2nd.

IV. Homeowner Forum – The items below were noted by Metro Property Management representative:

- 1. Komi won't need sprinklers in his yard any longer due to changing landscape
- 2. Sprinklers not working in a lot of areas
- 3. Trash didn't come for a few days, company was contacted
- 4. Some gutters still need cleaning

V. Items to be Ratified

- None

VI. Manager's Report, Old Business – See Report

VII. New/Ongoing Business-

- A. Covenant Enforcement, Falling Fence Lines, General Front Yard Care, Etc. Discussion –
- B. Ground Drainage Project near #3732 – WIP
- C. Relocate Trash Enclosure to Lot H Discussion – WIP
- D. Mailbox Lighting Project Discussion – Derek WIP
- E. Mailbox Kiosk Enclosure Project – Derek WIP
- F. Damaging Hailstorm(s). Roof Replacement Notice Sent with Monthly Statements.

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G. Next Board Meeting August 15, 2023

VIII. Adjournment to Executive Session to Discuss Delinquencies

A. Board agreed to take 3771 to small claims court. Home owner has failed to respond to any notices provided by the HOA.

IX. Adjournment – 7:36 PM