

Cinnamon Village Homeowners Association
 Board Meeting Minutes
 Tuesday September 19, 2023 7:00 PM
 St. Paul Presbyterian Church
 18901 E Hampden Ave. Aurora, CO 80013

Meeting was called to order at 7:03 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 – August 2023 minutes approved. Camille made a motion to approve and Olivia 2nd.

III. Financials – August 2023 approved. Camille made motion to approve, Jacqueline 2nd.

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

- 1. Dumpster moving back to original spot discussed. Trash around dumpsters and neighborhood.
- 2. True Green signs were not sufficient, company called
- 3. Parking on street discussed
- 4. Possible squatter in home
- 5. White van in parking lot with expired tags
- 6. 3763 panels on back of house decaying and needs replaced

V. Items to be Ratified

- 3734 SDC – New replacement fence lines stained clear. Approved.

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

VII. Special Guest – Derek Diehl with Strong Hold Construction

- Trash enclosure in lot H a priority
- Roll-off dumpster location discussed

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VIII. New/Ongoing Business-

- A. Ground Drainage Project near #3732 – Derek WIP
- B. Relocate Trash Enclosure to Lot H – Derek WIP
- C. Mailbox Kiosk Enclosure Project – Derek WIP
- D. Rebuild New Trash Enclosure in its Original Area near 3732 SDC - Approved
- E. 3773 SDC, Homeowner Complaint, Orange Roll-Off Needs to go Elsewhere – Discussion. Will most likely go on the open paved area.
- F. Strong Hold Construction Proposal, New Trash Enclosure Located Near 3732 SDC – Approved.
- G. Covenant Enforcement, Falling Fence Lines, General Front Yard Care – Report
- H. 2024 Annual Budget Discussion – Think About Wish List
- I. Annual Membership Meeting – November 14, 2023
- J. Next Board Meeting October 17, 2023

IX. Adjournment to Executive Session to Discuss Delinquencies

X. Adjournment – 7:54 PM