

Cinnamon Village Homeowners Association
 Board Meeting Minutes
 Tuesday April 15, 2025 7:00 PM
 St. Paul Presbyterian Church
 18901 E Hampden Ave. Aurora, CO 80013

Meeting was called to order at 7:08 PM by Camille Kemp

Board members in attendance:

Camille Kemp – President
 Jacqueline Sipe - Secretary/Treasurer
 Sean Conlan – 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

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

- A. The agenda for this meeting was reviewed.
- B. No conflicts of interest relative to agenda at this time.

II. Special Guest – None

II Minutes – February 18, 2025 approved, Camille and Jacqueline.

III. Financials – January, February, March 2025 approved, Camille and Jacqueline.

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

- 1. Komi asked about the removal of a tree in front of his house. The board decided not to pay to remove any live trees. A car cover was suggested.

V. ARC Request to be Ratified

- None

VI. Business Items to be Ratified

- None

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

VIII. New/Ongoing Business-

Cinnamon Village Homeowners Association
Board Meeting Minutes
Tuesday April 15, 2025 7:00 PM
St. Paul Presbyterian Church
18901 E Hampden Ave. Aurora, CO 80013

- A. The Federal Corporate Transparency Act (CTA) has been overturned in the USA. Submitting FinCen numbers are no longer required. Subject closed.
- B. Remove orange roll-off from the property discussion – wait until we have proposals
- C. Possibly substitute roll off removal with weekly service pick up provided by Trash Clean Up Inc. proposal – wait.
- D. No Parking Lot & Dumping Signage Define. Ask Derek about old signage and put up no parking signs.
- E. Community wide survey along with covenant enforcement newsletter discussion – Dan to draft. Board to send potential survey questions to Dan.
- F. 2025 expenses project report discussion – Voted on concrete and parking lot K drainage. Get quote from Derek on striping, then decide.
- G. High yield money market investment, await new citizens bank representatives, reply/direction. Revisit in the fall after work is done.
- H. Gutter cleaning proposals – WIP
- I. CAMCO Concrete proposal vote – approved by board.
- J. Next board meeting May 20, 2025.

IX. Adjournment – 8:02 PM