

**CINNAMON VILLAGE HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY MAY 20, 2025
ST. PAUL PRESBYTERIAN CHURCH
18901 E HAMPDEN AVE. AURORA, CO 80013**

QUORUM WAS ESTABLISHED - Camille Kemp and Sean Conlan were present. Jacqueline was absent. Dan Anderson with Metro Property Management along with three-homeowners.

- I. APPROVAL OF THE AGENDA** – Director Kemp called the meeting to order at 7:03 p.m. The agenda was approved. There were no conflicts of interest.
- II. SPECIAL GUEST** – None
- III. MINUTES** – April 15, 2025 – To be approved.
- IV. FINANCIALS** – April 2025 financials were approved pending final audit.
- V. HOMEOWNER FORUM** – One homeowner reminded management that they need some additional rock along the side of their home plus there maybe some ground settling issues in their backyard. Due to damage, the City of Aurora removed two street light poles from the property. It is unknown when replacement poles will be installed. A homeowner was in need of a Design Review Request Form. Dan will forward one on Wednesday. Dan will also check out the health of a mature tree located outside of 3692 South Danube Circle.
- VI. ARC REQUESTS WERE RATIFIED** –
 - 3726 SDC, Install path from gate to sidewalk, Approved.
 - 3748 SDC, Increase backyard fence height, Proposed.
- VII. BUSINESS ITEMS TO BE RATIFIED** – None
- VIII. MANAGER'S REPORT** – Included
- IX. ON-GOING AND NEW BUSINESS** –
 - A. CAMCO Concrete Proposal approved at the last meeting. Await scheduled work date.
 - B. Stronghold Parking Lot Stripping and Parking Blocks Paint Project, Await Proposal
 - C. As directed, Dan will order one No Parking Sign, will then have it installed at the main visitor parking lot.
 - D. Farmers Insurance Renewal, Approved
 - E. New Collection Policy, Approved
 - F. Professionally Clean Parking Lots. Stronghold Contracting and DCPS proposals, tabled for a future date as needed.
 - G. Remove Orange Roll-Off From The Property – Trash Clean-Up Proposal, Weekly Service, No weekly trip charge, Approved.
 - H. Gutter Cleaning. Stronghold Contracting and Apple Roofing proposals - Approved.
 - I. 2025 Expenses Project Report – Discussion
 - J. Gardner 2025 Paint Phase, (10) Homes Approved
 - K. Community Wide Survey Along With Covenant Enforcement DRAFT Newsletter is in progress.
 - L. Next Board Meeting June 17, 2025, 7:00 PM
- X. ADJOURNMENT** – 7:54 p.m. Discuss Delinquencies