

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

Meeting was called to order at 7:04 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 – Derek Diehl, Stronghold Construction – No Show.

II Minutes – June 2025 approved, Camille and Sean.

III. Financials – June 2025 approved, Camille and Jacqueline.

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

- 1. Renter issues – Dan talking to owners.
- 2. Cars still parking on Cinnamon Village lot despite sign. Pictures needed, send to Dan.
- 3. Tree cutters need to be better about cleaning up branches.

V. ARC Request to be Ratified

- None

VI. Ratified Items

- Postpone 2025's paint phase due to unknown exterior lighting electrical repair costs.
- CAMCO work change order, parking lot "H" install temporary crushed asphalt pothole patch near 3742 SDC.
- Eagle Rock Construction, parking lot "H" install temporary crushed asphalt pothole patch near 3742 SDC. Approved by board.

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

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VIII. New/Ongoing 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. Await new collection policy.
- D. Remove orange roll-off from the property – Trash Clean Up proposal approved, weekly service, start date, this week.
- E. Community wide survey along with covenant enforcement. Draft newsletter provided by management to be reviewed by Board.
- F. Stronghold Proposal, remove 1 tree at 3756 SDC – Declined by board due to it being a live tree that is not causing any damage.
- G. Alex and Sons Landscaping mid-season property wide pruning proposal not approved. Trim plant life as needed, Board approved.
- H. Next board meeting August 19, 2025 at 7:00 PM.

IX. Adjournment to Discuss Delinquencies – 7:33 PM