

Cinnamon Village Homeowners Association
 Board Meeting Minutes
 Tuesday August 19, 2025 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
 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 – July 2025 approved, Camille and Jacqueline.

III. Financials – July 2025 approved, Camille and Sean.

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

- 1. Light out at #3764
- 2. Trash enclosure estimated time? Put up signs to deter dumping in the meantime.
- 3. Dan talked to homeowner of #3742 about dryer vent tampering and took pictures of hose. If this issue continues to happen, Dan will fine owner for safety hazard. Board agreed that this is appropriate.
- 4. Dogs running around neighborhood, urinating and defecating in people's yards.

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-

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- A. Await new collection policy.
- B. Remove orange roll-off from the property – Large item trash cleanup service discussion – Seems to be working well.
- C. Community wide survey along with covenant enforcement review – All to look at survey and give feedback.
- D. 3742 SDC safety hazard, restricting 3748's dryer discharge vent – Agreed to fine owner if it continues to happen.
- E. Obsolete tile and roof inspections fall gutter cleaning proposal -
- F. Front Range Asphalt parking lot striping and parking blocks paint proposal – Look at parking lots and mark which lots need it most.
- G. Keown Landscaping snow removal proposal – Approved by board.
- H. Next board meeting September 16, 2025 at 7:00 PM.

IX. Adjournment to Discuss Delinquencies – 7:47 PM

- Discussed budget throughout the last 8 years and budget options.

X. Adjournment – 8:12 PM