

Cinnamon Village Homeowners Association
Board Meeting Minutes
Tuesday September 16, 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 – August 2025 approved, Camille and Sean.

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

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

- 1. Parking an issues, people not moving cars or taking up multiple spots. Spray painted spot with “reserved” on it – needs to be switched to visitor.
- 2. Tree falling over fence, but not on HOA property. Nothing that can be done if it’s in someone’s yard.
- 3. Army recruiting, ok to talk to people? Ok unless ‘no soliciting’ sign on door, perhaps put a sign on the mailbox.

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. Water over budget due to tests not being completed by Alex and Sons. Withhold checks to make up for fines of 4K.
- B. Await new collection policy.
- C. Remove orange roll-off from the property – Large item trash cleanup service discussion
- D. Obsolete tile and roof inspections fall gutter cleaning proposal – approved by board.
- E. Lot striping and parking blocks paint list – Status.
- F. Community wide survey along with covenant enforcement review – All to look at survey and give feedback.
- G. 2026 budget planning meeting on October 23rd at 6:30 PM at Sean's house.
- H. 2025 Annual Membership Meeting, November 18, 2025 7:00 PM.

IX. Adjournment to Discuss Delinquencies – 7:44 PM