

Cinnamon Village Homeowners Association
 Board Meeting Minutes
 Tuesday November 18, 2025 7:00 PM
 St. Paul Presbyterian Church
 18901 E Hampden Ave. Aurora, CO 80013

Meeting was called to order at 7:24 PM by Camille Kemp (after annual meeting)

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 – September 2025 approved, Camille and Sean.

III. Financials – September, October 2025 approved, Camille and Sean.

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

- 1. Landscaping discussion

V. ARC Request to be Ratified

- None

VI. Business Items to be Ratified

- Yellowstone Landscape 2026 Landscape Maintenance Proposal – Approved
- Keown Landscape 2025-2026 snow removal agreement – Approved

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

VIII. New/Ongoing Business-

- A. New Collections Policy, adopt vote – Approved by board.

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- B. Obsolete Tile and Roof Inspections, fall gutter cleaning proposal approved. Awaiting work dates.
- C. Community wide survey along with covenant enforcement – Delayed until first quarter 2026.
- D. Metro Property Management Agreement, 3% Cost of Living Increase – Approved by board.
- E. January 20, 2026 7:00 PM (if needed).

IX. Adjournment to Discuss Delinquencies – 7:39 PM