

Cinnamon Village Homeowners Association
Board Meeting Minutes
Tuesday February 17, 2026 7:00 PM
St. Paul Presbyterian Church
18901 E Hampden Ave. Aurora, CO 80013

Meeting was called to order at 7:01 PM by Dan Anderson.

Board members in attendance:

Camille Kemp – President (resigned)
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 along with four homeowners.

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 – No meetings held in December 2025 and January 2026. November 18, 2025 meeting minutes approved, Sean and Jacqueline.

III. Financials – November 2025, December 2025 and January 2026 – Approved by board.

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

- 1. Put seed and fertilize in front of Camille's house, it didn't seem to take last year.
- 2. Large items near dumpsters. Monday was a holiday, which is why they were not picked up yesterday.
- 3. Dogs defecating in yards and not cleaning up
- 4. Issues with Lorie's neighbor – mostly noise
- 5. Oil leaking from BMW in lot

V. ARC Request to be Ratified

- None

VI. Business Items to be Ratified

- None

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

VIII. New/Ongoing Business-

- A. New Board Member Discussion
- B. Board Member Titles – Ok as is for now.
- C. Community Wide Survey along with covenant enforcement – Delayed until first quarter 2026.
- D. HBS Trash – 3 year renewal proposal – Approved by board
- E. Front range tree maintenance proposal – Treating infested tree and ash trees approved by board
- F. Yellowstone Landscape Replacement Clock Replacement Proposal – Smart clock approved by board.
- G. Yellowstone Landscape Sod Replacement Proposal – Table
- H. Yellowstone Landscape Rock Installation Proposal – Table
- I. Next Board Meeting if needed Tuesday March 17, 2026 at 7:00 PM, possibly by Zoom.

IX. Adjournment to Discuss Delinquencies – 7:47 PM