

Cinnamon Village Homeowners Association
Board Meeting Minutes
Tuesday May 19, 2026 7:00 PM
St. Paul Presbyterian Church
18901 E Hampden Ave. Aurora, CO 80013

Meeting was called to order at 7:06 PM by Dan Anderson.

Board members in attendance:

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 – Joey, CAMCO Asphalt & Concrete – Concrete Patch Explanation. Concrete would be more expensive to repair and asphalt would work better with our budget. Start with concrete drain pan in lot K. Be mindful of how many seams we have in a parking lot.

II Minutes – March 17, 2026 minutes approved – Sean and Jacqueline

III. Financials – March, April 2026 approved – Sean and Jacqueline

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

1. Grass seed question - won't grow with water restriction
2. Tree on Jefferson down? Excel dug up part of retaining wall but will try to repair.
3. Several bushes that need trimmed – wait until later in the season but they will be trimmed.
4. Sprinklers nit coming on. Will check before starting.
5. Light in front of house is out (James). Rocks in front of house after landscapers left.
6. Another light near #3744 dim. Hose protruding out of ground, not sure what it's for. Dan to send design request form for new fence.
7. Situation with Lori's neighbor and harassment.

V. ARC Request to be Ratified

- None

VI. Business Items to be Ratified

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➤ None

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

VIII. New/Ongoing Business-

- A. April meeting cancelled due to lack of formal business items to address
- B. New Board Member – Discussion
- C. Community Wide Survey along with covenant enforcement – Delayed until first quarter 2026.
- D. Stage 1 Aurora Water Restrictions Announced - Discussion
- E. Approved Gardner Painting Proposal, 10 units - Await vendor inspection, June project, dates TBD
- F. Seeking parking lots cleaning and re-stripping proposals
- G. COVA Tree Trimming proposal – Vote
- H. COVA Tree Mapping Service & Health Proposal – Vote
- I. Insurance Renew 5/31/26 – Approved by board
- J. Next Board Meeting – June 16th possible reschedule

IX. Adjournment to Discuss Delinquencies – 8:19 PM