

Cinnamon Village Homeowners Association
Board Meeting Minutes
Thursday July 23, 2026 7:00 PM
St. Paul Presbyterian Church
18901 E Hampden Ave. Aurora, CO 80013

Meeting was called to order at 7:05 PM by Sean Conlan

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 – None

II Minutes – May 19, 2026– Sean and Jacqueline

III. Financials – May, June 2026 – Sean and Jacqueline

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

- 1. Sprinklers still going off at 12-3pm near Lorie's house

V. ARC Request to be Ratified

- 3771 S. Danube Circle – New A/C Unit, approved.

VI. Business Items to be Ratified

- Replace failing irrigation clock located near 3751 S Danube Circle – Approved

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

VIII. New/Ongoing Business-

- A. June meeting cancelled due to conflicting schedules
- B. Yellowstone Landscaping supplemental fuel charges
- C. Community Wide Survey along with covenant enforcement – Delayed until third quarter 2026.

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- D. Seeking parking lots cleaning and re-stripping proposals
- E. XCEL Energy retaining wall project discussion
- F. ARC Request 3744 S Danube Circle, install front concrete – Approved by board
- G. Falch & Falch misc property cleanup/project proposal – Approved by board, other than 2 items
- H. Falch & Falch replacement of two stairway handrails proposal – Approved by board
- I. Keown Landscape tree maintenance proposal - Approved by board
- J. Next board meeting August 24, 2026 7:00 PM

IX. Adjournment to Discuss Delinquencies – 8:00 PM