

Cinnamon Village Homeowners Association
Board Meeting Minutes
Monday August 24, 2026 7:00 PM
St. Paul Presbyterian Church
18901 E Hampden Ave. Aurora, CO 80013

Meeting was called to order at 7:03 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 – July 23, 2026– Approved Sean and Jacqueline

III. Financials – July 2026 – Approved Sean and Jacqueline

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

- 1. Retaining wall questions – 3rd party will be coming out tomorrow. Dan to inquire about fixing the whole wall rather than one section.
- 2. #3752 side walk cluttered. Owners have been notified.
- 3. Bush trimming question – pending
- 4. There is still a piece of metal hanging in the tree that is of concern.
- 5. Dead tree branches around neighborhood, sagging after rain.
- 6. Plan for dead grass discussion
- 7. Gutter clean up questions. Pending proposal.
- 8. Tree stump may be hazardous near #3762

V. ARC Request to be Ratified - None

VI. Business Items to be Ratified - None

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

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VIII. New/Ongoing Business-

- A. Community Wide Survey along with covenant enforcement – Delayed until third quarter 2026.
- B. CAMCO Proposal – asphalt, re-stripe parking lot spots and re-paint wheel stops. Board approved restriping only.
- C. XCEL Energy retaining wall project discussion. Using 3rd party, Dan to discuss options with them.
- D. Yellowstone Landscaping general re-rock project. Board voted to table project, pending finances.
- E. Yellowstone Landscaping & Keown Landscaping snow removal (2026-2027 season). Table for more information.
- F. Yellowstone Landscaping 2027 landscape maintenance proposal - Table
- G. Remaining 2026 meetings: September 15th board meeting, October 20th budget planning, November 17th annual membership meeting.

IX. Adjournment to Discuss Delinquencies – 7:30 PM