

**Serentiy Ridge Owners Association  
Meeting of the Board of Directors  
April 16, 2024**

Board members present: Tom Putnam, President; Philip Medford, Treasurer; Kendra Hill, Member at large; and Lindsey Braun, Secretary and Lilia Rodriguez, Member at large.

One Guest Homeowner

Centennial Property Services: David Ariss and Barbara Ariss

**Meeting was called to order at 6:04pm**

- **Approval of the prior meeting minutes:** Lindsey motioned to approve the Board minutes of the March 19, 2024 meeting with a second by Philip and the motion passed.
- **Financial Report:** David Ariss reviewed financial information as of March 2024. The financial reports on posted on the Association website for review. Lindsey motioned to approve the financial reports with a second by Lilia and the motion passed. Philip made a motion to move \$66,000 from the First Bank checking account into the Bellco account with a second by Kendra and the motion passed. Tom asked CPS to provide a monthly budget to actual report.
- **Treasurer Report:** Lindsey motioned to pay the following bills: legal team \$1354.00; Keeson \$2741.25, \$1249.40, \$134.40, \$600.00, \$171.90, \$442.80; CPS \$3144.50; Lancaster for \$540; and Waste Management for \$5761.77; and Xcel for \$14.90 were ratified. Philip seconded and the motion passed.
- **Covenant Violations:** Barbara reported that there are 7 open violations.
- **ARC:** The board agreed to allow CPS to approve home improvement requests with pre approved paint schemes.
- **CPA Audit:** CPS and Tom have been making calls to App Folio to request the general ledger directly since Mastino will not provide the information.
- **Tax Preparation:** The accountant has filed an extension for the 2023 tax return due to a lack of financial data from Mastino. Board continues to try and obtain the required financial data need for the tax return to be done.
- **Water and Electric Reimbursement:** The Metro District provided a check for \$54,205.63 for water, electricity and fees already paid by the HOA for Metro District meters. Tom also reported that the construction defect legal team reimbursed the HOA \$4,162.50 for a double billing. Aurora Water has also credited the HOA \$9000 for penalties charged for failure by the previous Board to test three back flow valves in 2023. The current board has now recaptured over \$70,000 in funds wrongly charged and paid by the HOA in 2023 by the previous Board which includes \$21,000 in penalties for late water backflow testing.
- **Slope Update:** Lindsey reported that there is no word on her grant request with the City of Aurora. Tom reported that only one bid has been submitted and hopes for two more. The current bid value was engineered down to \$728K. The board will now investigate loans to fully fund the project as the settlement amount agreed to by the previous board was short by nearly \$400k.
- **Social Events:** Lindsey reported that the HOA will be asked to provide funds for the Spring Egg Hunt. There are plans for a June garage sale.
- **Paint Schemes:** The board agreed to reduce the number of paint scheme offerings that will be offered on the website. The older schemes data will be maintained by CPS should an owner want to repaint in the original colors.

- **Metro District Meeting:** Barbara reported that she and Tom met with David Solin and the District President Fernando Dias. There was discussion of the HOA taking back the maintenance of the District property with financial compensation by the District. Both the HOA and the District are consulting with their legal teams.
- **Landscape Walkthrough:** CPS will set up a date for the board to do a walkthrough with Keesen.
- **Xeriscape Plans SB23-178:** Philip made a motion to accept all nine of the City of Aurora's xeriscape plans in order to comply with SB23-178. There was a second by Kendra and the motion passed.

**Meeting Adjourned 7:45 into Executive Session**