

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, JANUARY 16, 2018 AT 7:00 P.M.
MISSION VIEJO LIBRARY - COMMUNITY ROOM
15324 E. HAMPDEN CIRCLE, AURORA CO 80013**

- I. **ESTABLISH A QUORUM** Meeting was called to order by President Colson at 7:01 P.M. The following directors were present:
- | | | |
|-------------------|---------------|-----------------|
| Cliff Colson | Juli Moreland | Rebekah Howison |
| Tony Giancaterino | Melissa House | |

Also in attendance was Jen Wyman with Metro Property Management

II. **BOARD BUSINESS**

A. Board Announcements - The Board expressed needing to have improved communication from our vendors and the desire to have a web based work order system to track everything.

B. Approval of Minutes - November 21, 2017 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from November 21, 2017.

C. Board members disclose any conflicts of interest regarding agenda items - There were no conflicts of interest among members of the board.

- III. **SPECIAL GUEST - Russ Thomas with Supreme Commercial Care** - Attended meeting to review and provide detail of the last billing statement in December. Provided update that a mid January cleanup is taking place. The Board has requested that Russ do some tree limb cleanup over the dumpster enclosures in lot H.

- IV. **HOMEOWNER FORUM** - The Homeowner comments during the forum included the following: **Homeowner @ 3840D** advised management they haven't received their new payment coupons, management noted and will send this out. **Homeowner @ 3782B** requested management to reach out to the communities postmaster due to continued issue of mail not being delivered properly.

V. **HOMEOWNER CORRESPONDENCE**

A. Homeowner Hearings - NONE

B. Board members review correspondence from the community -

Homeowner @ 3804A There is a pest issue in the attic space of the home and is wanting the HOA to cover the costs. The Board has tabled this topic until further information is provided.

Homeowner @ 3804A Received a violation notice of having barking dogs on the property, after review of their rental property they confirmed there were no dogs and requested the violation be rescinded. The Board will provide management with any further updates if the dogs are spotted.

- VI. **Manager's Report** - On a motion duly made and seconded, it was unanimously resolved to approve the Manager's Report.

- VII. **FINANCIALS STATEMENTS** - All financial reports were reviewed. On a motion duly made and seconded, it was unanimously approved.

VIII. **NEW BUSINESS**

A. 2018 Management Agreement - On a motion duly made and seconded, it was unanimously

approved.

B. 2018 Attorney Fee Schedule - Board reviewed

C. Next Board Meeting Date - Tuesday, February 20, 2018

D. 2018 Landscape Contract - On a motion duly made and seconded, it was unanimously approved.

IX. ONGOING BUSINESS

A. Rebranding/Monument Sign - The Board decided to table the discussion on the monument sign and have a logo created for the community. Board agreed to have Signs By Tomorrow to come up with 3 options for us.

B. City of Aurora Water - Management advised they're waiting for the reimbursement.

X. REPORTS -

A. ARC Committee - It was brought to the Board's attention that there is some new PVC pipes coming out of the front of the home @ 3853A. No design request was submitted to the board for this work to be approved. The Board is requesting management to reach out to the homeowners and get further information.

XI. ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn at 8:41 P.M.

XII. EXECUTIVE SESSION - Discuss Delinquencies

Respectfully Submitted by Melissa House