

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, February 20, 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 7:00 P.M. The following directors were present:
Cliff Colson Juli Moreland Rebekah Howison
Melissa House

Also in attendance was Jen Wyman with Metro Property Management

II. **BOARD BUSINESS**

A. Board Announcements - Board Member Tony Giancaterino was unable to attend meeting due to an illness.

B. Approval of Minutes - January 16, 2017 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from January 16, 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 - Randy Brown with Brownstone Services** - Attended meeting to review security report and provided information on his discussion with our PAR Officer Villanueva. (See New Business for details)

- IV. **HOMEOWNER FORUM** - The Homeowner comments during the forum included the following: **Homeowner @ 3770C** attended for a homeowner hearing and also reviewed Hampden Hills at Aurora Account Receivables with the board. **Homeowner @ 3861B** expressed concern of an area near the mailbox in lot H that has dips due to a water break that occurred a couple of years back that the City of Aurora repaired. Advised the concrete work done this past fall along the front of her home has developed a crack. Has noticed the car parking next to their reserved spot hasn't moved in some time, detail provided to Randy Brown to investigate. Has also requested to have the bushes that run along Genoa Way to be trimmed near the north entrance.

V. **HOMEOWNER CORRESPONDENCE**

A. Homeowner Hearings - Homeowner @ 3755B Homeowner was unable to attend meeting. Homeowner received a 2nd violation with a fee of \$50.00 for the Cubs sign in front of their home and is requesting that the board waive the fee as they never received the 1st violation letter. On a motion duly made and seconded, it was unanimously approved to waive the fee. **Homeowner @ 3770C** Homeowner is disputing the Got Junk charge of \$276.00 that was applied to his account based on his tenants dumping furniture, act was observed and documented by a board member. In the itemized bill it listed a dishwasher however the homeowner advised his is still in the unit. On a motion duly made and seconded, it was unanimously approved to reduce the fee to \$100.00.

B. Board members review correspondence from the community -

Homeowner @ 3853A Homeowner received a letter requesting to provide the Board with information on what the white PVC pipes are for on the front of their home as no design request

we'll work with Russ at Supreme Commercial to provide us with some options of plants that can be placed in front of the pipes for coverage of which will be assessed back to the homeowner. **Homeowner @ 3792B** sent in a letter requesting that we diagnose and correct a sewer line that has tree root intrusion near their home. Management replied advising them that the HOA isn't responsible for the sewer lines as this is the homeowner responsibility. Requested that they clarify if they're asking for the tree to be removed? **Homeowner @ 3814A** A member of the board observed tenants at this home trimming the bushes in the common area near the home, this work is to be done by our landscape company. Management will send a letter to the home advising that if the plants don't come back in the spring that they'll be responsible for the cost of replacement.

- 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. **ONGOING BUSINESS**
 - A. **City of Aurora Water** - Reviewed credits received, management will get further information.
 - B. **Logo Design** - Board discussed the desire to sit down with Signs by Tomorrow soon and start creating our logo, members of the board will gather ideas prior to setting up and appointment.
 - C. **Next Board Meeting Date** - Tuesday, March 20, 2018
 - D. **Other**
- IX. **NEW BUSINESS**
 - A. **Aurora Police Patrols** - Randy Brown with Brownstone Services has been in communication With our PAR Officer Mr. Villanueva and has found that they no longer do proactive policing and cannot come on the property unless called. Mr. Villanueva is willing to meet with the board on the property to discuss any concerns, Randy will assist with getting this set up.
 - B. **Newsletter** - Board discussed how often we'd like the letter to go out.
- X. **REPORTS** -
 - A. **ARC Committee** - None
- XI. **ADJOURNMENT** - On a motion duly made and seconded, it was unanimously resolved to adjourn at 8:57 P.M.
- XII. **EXECUTIVE SESSION - Discuss Delinquencies**

Respectfully Submitted by Melissa House