

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, August 21, 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 Cliff Colson at 7:00 P.M.

The following directors were present:

Cliff Colson, President
Tony Giancaterino, Vice President
Melissa House, Secretary

Also in attendance was Jen Wyman with Metro Property Management

II. BOARD BUSINESS

A. Board Announcements - Board Members Juli Moreland and Rebekah Howison were unable to attend.

B. Approval of Minutes - July 17, 2018 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 17, 2018.

C. Board members disclose any conflicts of interest regarding agenda items - None

III. SPECIAL GUEST - NONE

IV. HOMEOWNER FORUM - The Homeowner comments during the forum included the following: **Homeowner @ 3804C** attended the meeting to address their concern over the continued noise disturbances in lot E and from the home of 3804A. Management requested that they send an email each time there is an issue so that there is documentation noting when the situations are occurring. **Homeowner @ 3864B** attended the meeting to discuss her request to have her reserved parking space moved to one that is closer to her home after noticing that space is always vacant, see notes in section V. **Homeowner @ 3804D** attended the meeting to request to be reimbursed for a towing charge for their vehicle that was towed on 8/8/2018, see notes in section V.

V. HOMEOWNER CORRESPONDENCE

A. Homeowner Hearings - None

B. Board members review correspondence from the community - Homeowner @ 3782C

Submitted an email to management after receiving a violation fine of \$50.00 for the home having a broken window of which has been corrected and is requesting that the fine be waived. The Board may consider waiving the fine after further discussion with management, request pending.

Homeowner @ 3864B Submitted an email to management requesting to have their reserved parking spot switched from H37 to H42 as this one is closer to their home and after noticing this spot is always vacant. The Board reviewed and agreed that they may switch parking spots, On a motion duly made and seconded, it was unanimously approved. Management will send a letter to the current homeowner of parking spot H37 advising of the change. **Homeowner @ 3840C**

Submitted an email to management requesting to have some concrete work done around their home. 1st request is having the bottom step leading to their doorway fixed, 2nd request is to correct the negative grading near their parking spot and 3rd is to correct the negative grading on the walkway near the home. Management had the work bidded out and provided this to the

board. The Board reviewed and agreed to have the work added to to our current concrete bid with Eagle Rock. **Homeowner @ 3804A** Submitted an email to management wanting to dispute the violations they received and is requesting proof. Management will research and will provide. **Homeowner @ 3804D** Submitted an email to management requesting to get reimbursed for their vehicle being towed from the property on 8/8/2018. The vehicle was towed due to not having the parking pass properly displayed, the tag was broken and couldn't be hung but was placed on the dash which was visible. They have since gotten a new replacement tag and is properly displayed in the vehicle. The Board reviewed and agreed to have them reimbursed, On a motion duly made and seconded, it was unanimously approved.

VI. Manager's Report - Reviewed, On a motion duly made and seconded, it was unanimously approved.

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

Status of Audit - Management continues to work with Griffin Group

VIII. UNFINISHED BUSINESS

A. City of Aurora Water - Pending as management continues to work with the City of Aurora for the backflow certifications.

B. Security Report - Reviewed documentation sent to management.

C. Concrete Proposals - The Board reviewed two concrete proposals provided by management from Atlas Concrete and Eagle Rock for work needed throughout the community. The Board agreed to use the services of Eagle Rock, On a motion duly made and seconded, it was unanimously approved.

D. Landscape Proposals - The Board received and reviewed the proposal from Supreme Commercial Care for some items throughout the community, the Board decided to table until next season.

IX. NEW BUSINESS

A. 2019 Landscape Maintenance Proposal - The Board received and reviewed a bid from Schultz Industries Inc. and have decided against using them for their services and requested management to get additional bids.

B. Commercial Vehicle Clarification - The Board will review and will work with management to come up with specifications.

C. 3820A Downspout Relocation Proposal - The Board reviewed the options for the relocation of the downspout and agreed to have it redirected into the shrubs nearby. On a motion duly made and seconded, it was unanimously approved.

D. Parking Hang Tag Consideration - Management provided a proposal for getting additional parking hang tags due to our current stock running low and is requesting to have them reordered with our new branding and community name. On a motion duly made and seconded, it was unanimously approved.

E. Recycling Location - The Board discussed several ideas concerning our growing needs with the recycling in our community and has requested for management to get quotes on the pricing for adding additional pickups throughout the week and to request for a new dumpster to replace the current one.

F. Other

X. **REPORTS -**

A. **ARC Committee - None**

XI. **ADJOURNMENT** - On a motion duly made and seconded, it was unanimously resolved to adjourn at 8:45 P.M.

Next Board Meeting Date - Tuesday, September 18, 2018 at 7:00 p.m.

XII. **EXECUTIVE SESSION - Discuss Delinquencies**

Respectfully Submitted by Melissa House