

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, NOVEMBER 20, 2018.... FOLLOWING THE ANNUAL MEETING
MISSION VIEJO LIBRARY – COMMUNITY ROOM
15324 E HAMPDEN CIRCLE, AURORA CO 80013**

The meeting was called to order at 7:40 p.m.

I. ESTABLISH A QUORUM (Three of the five directors needed)

Cliff Colson, President

Vacant, Secretary

Tony Giancaterino, Vice President

Rebekah Howison, Member at Large

Juli Moreland, Treasurer

II. BOARD BUSINESS

Board announcements-There were no announcements.

Approval of minutes-October 23, 2018-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the October 23, 2018 meeting.

Board members disclose any conflicts of interest regarding agenda items-Juli Moreland will abstain from the discussion and voting on the gutter cleaning proposals as her spouse submitted a proposal for this work.

III. SPECIAL GUESTS: Randy Brown-Brownstone Services-Randy provided an update on his community monitoring. He informed that they still are ticketing vehicles on a regular basis, however they are only towing about one vehicle per month. He mentioned that there are trespassers in the community from time to time. He also mentioned the incident that happened in mid-October where two girls were observed on an owner's doorbell camera looking under front door mats, possibly looking for keys. The Board discussed the new hang tags with Randy. Randy will cite vehicles that have not displayed their new hang tags by December 1, however he will not tow any vehicles for this infraction until January.

IV. HOMEOWNER FORUM – There was one homeowner in attendance. He discussed a possible future request to install a front deck, which would require removing the tree in front of his home.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-None scheduled

Board members review correspondence from the community-There was no correspondence to review.

VI. MANAGER'S REPORT-The Board reviewed the management report submitted by Metro Property Management.

VII. FINANCIAL MATTERS

October 2018 Financial Report-On a motion duly made and seconded, it was unanimously resolved to approve the October 2018 financials, subject to final audit.

Status of Audit-Pending

VIII. UNFINISHED BUSINESS

Security report-Randy Brown provided an update.

IX. NEW BUSINESS

Board member titles/terms-On a motion duly made and seconded, the Board unanimously agreed to the following titles and terms: Cliff Colson, President-11/21, Tony Giancaterino, Vice President-11/20, Juli Moreland, Treasurer-11/19, Secretary, VACANT-11/21, Rebekah Howison, Member at Large-11/20.

Gutter cleaning proposals-The Board agreed to table this discussion for some additional information/pricing from one of the vendors.

Other-The Board discussed the color of the concrete steps in front of 3804 #C. The Board would like management to send a letter to the owner requesting that the color of the stained concrete be modified to match the aesthetics of the community.

X. REPORTS

ARC Committee

3861 S. Genoa Ct., #B-radon mitigation system-On a motion duly made and seconded, it was unanimously resolved to approve the request for the installation of the radon mitigation system.

XI. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:28 p.m.

Next Board Meeting date-Tuesday, January 15, 2019 at 7:00 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman