

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY, MARCH 19, 2019  
MISSION VIEJO LIBRARY – COMMUNITY ROOM  
15324 E HAMPDEN CIRCLE, AURORA CO 80013**

The meeting was called to order at 7:00 PM. Director Colson chaired the meeting.

- I. ESTABLISH A QUORUM** The following Directors were in attendance for quorum  
Cliff Colson, President  
Tony Giancaterino, Vice President  
Juli Moreland, Treasurer  
Rebekah Howison, Member at Large (**arrived at 7:15**)
- Jen Wyman and Molly Ryan with Metro Property Management were also present
- II. BOARD BUSINESS**  
**Board announcements** – There were no board announcements  
**Approval of minutes-January 15, 2019** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the meeting of January 15, 2019  
**Board members disclose any conflicts of interest regarding agenda items** – Director Moreland recused herself from voting on the ARC submission for her property. There were no other conflicts of interest among the Board members.
- III. SPECIAL GUESTS: Russ Thomas-Supreme Commercial Care** – Russ explained the challenges experienced by Supreme Commercial Care in the community during the last storm. Board members expressed their concerns with snow removal service throughout this season and especially areas completely missed after the latest storm. The Board will take Russ' explanations into consideration at the time the next Snow Removal Contract is considered.
- IV. HOMEOWNER FORUM** – There were no homeowners in attendance
- 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
- VII. FINANCIAL MATTERS**  
**January-February 2019 Financial Report** – The Board carefully reviewed the financials from January and February. On a motion duly made and seconded, it was unanimously resolved to approve the financials subject to final audit.  
**2018 budget surplus recommendation** – Molly Ryan suggested the 2018 budget surplus is used toward the 2019 paint project. The Board agreed. No additional allocation to the reserve fund for year end 2018 was made.
- VIII. UNFINISHED BUSINESS**  
**Security report** – Board reviewed Brownstone Security Report with emphasis on email received from Brownstone on March 9 involving discovery of stolen car in parking spot of 3792A, E-22  
**2019 Monitoring contract-RATIFY**- Board ratified The Brownstone Security contract for 2019.
- IX. NEW BUSINESS**  
**Wood replacement estimate** – Board discussed the upcoming painting project and replacement of wood and each home's individual cost through Executive Coatings. On suggestion from Rebekah, the letter to homeowners reflecting cost for trim replacement will state, if Executive is to replace then Metro must be made aware by May 1<sup>st</sup> and all monies owed must be paid by June 1. The board decided that homeowners will be provided an opportunity to change door colors but that the homes will remain the same color.

**3750 #C-insulation replenishment consideration** – On a motion duly made and seconded, it was unanimously resolved to approve the replacement of insulation from squirrel damage resulting from a missing roof vent screen. The Board expects the cost to be lower than \$200. Air vent screen has been replaced.

**3860 #A-tree/house damage** – Board discussed the procedure and the damages the house received. A claim was filed. The Association's deductible is \$1,000

**3755 #C-shrub removal proposal** – On a motion duly made and seconded, it was unanimously resolved to deny the proposal for shrub removal. The homeowner will be advised the Board will allow them to remove the shrubs and install approved landscape at the homeowner's expense.

**Alpine Waste price increase notification** – Board was supplied notice of the 7% increase from Alpine for all services. Director Colson asked the question if recycling is still being recycled.

**X. REPORTS**

**ARC Committee** – The ARC request submitted by Juli Moreland for a Patio Cover for her residence at 3850 was unanimously approved.

**XI. ADJOURNMENT**

**Next Board Meeting date**-Tuesday, May 21, 2019 at 7:00 p.m.

Director Colson asked that October's meeting be moved from October 15 to October 22. His responsibility to secure the Community Room for that date.

**XII. EXECUTIVE SESSION (Discuss Delinquencies)**

**Respectfully submitted by Cliff Colson:**