

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY, APRIL 23, 2019 AT 7:00 P.M.  
OFFICE OF METRO PROPERTY MANAGEMENT  
10800 E BETHANY DR, AURORA CO 80014**

The meeting was called to order at 7:00 PM

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

Cliff Colson, President

TBD, Secretary

Tony Giancaterino, Vice President

Rebekah Howison, Member at Large

Juli Moreland, Treasurer

**Quorum established: Rebekah Howison not in attendance**

**II. BOARD BUSINESS**

A. Board announcements - **There were no board announcements**

B. **Approval of minutes- March 2019 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the meeting of March, 19, 2019**

C. Board members disclose any conflicts of interest regarding agenda items – **No conflicts of interest**

**III. SPECIAL GUESTS:** None Scheduled

**IV. HOMEOWNER FORUM**

**3824 D – Daisy translated for a resident for the owner, Christian Bale who had questions in regards to the wood replacement assessment along with landscaping concerns at the end of south end of parking lot F including trash being left behind and not in the dumpster.**

**3762 C – Allison (owner) had questions answered in regards to the wood replacement assessment and expressed her concern of motorized vehicles using the cities sidewalk that transverses the property as well as the Xcel dirt road. She expressed that she has contacted Aurora police who communicated that contacting Aurora park rangers maybe an avenue to help stop this behavior. Allison also expressed interest in becoming a board member. V.**

**V. HOMEOWNER CORRESPONDENCE –**

A. Homeowner Hearings-None Scheduled

B. Board members review correspondence from the community –

**3833 A – Diana, through email, expressed her concerns with landscaping in front of her home, particularly, washed out areas and pine needle. The board recognized those and will walk the property on Monday, April 29 at 6:00 PM in hopes of beginning the process of addressing.**

**3750 D – Home owner Angela, through email, expressed her concerns that last spring, landscaping sprayed her organic garden in her reclaimed area in the front of her home. She also is concerned that weed whackers have damaged her fence. Pictures were provided. With guidance from Molly Ryan, the board chose to instruct Supreme that no reclaimed garden areas are to be sprayed with any type of weed killer but no guarantees can be made that grass fertilizers will not make their way into those reclaimed areas. It will also be communicated to Angela that her fence area will not be 'weed wacked this season and that it will be her responsibility to insure that over grow does not occur along her fence line. No guarantees can be made in regards to any free-standing vegetable grows outside of her fenced areas.**

**3831 B – Owner and seller of the home, Mickey, asked that she be able to rent her garage for the month of May as expectations that the house will sell at the end of April. Board unanimously approved.**

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

**VII. FINANCIAL MATTERS**

March 2019 Financial Report – Board reviewed financials from March and unanimously approved.

**VIII. UNFINISHED BUSINESS**

- A. Security report – Report was issued two weeks ago and board expressed no major concerns.
- B. Other – Juli reported that the dumpster area at the north end of parking lot H needs a TV and freezer removed

**IX. NEW BUSINESS**

- A. Loan Application & Terms – The board unanimously approved a five-year fixed term loan from Mutual of Omaha for \$125,000 at 5% to pay for the painting project. Repayment would be \$2,358.90 per month. It is the goal of the board to 'double pay' to pay off in 2.5 years with no penalty for early repayment.
- B. Status of Insurance Claim – Payment has been received, deductible has been paid and repairs are to begin soon.
- C. Snow Removal Access Map – Russ from Supreme provided a map of the property showing what could and couldn't have snow removed by machine. The board asked Molly to communicate to Russ that if snow should occur again this season, those areas that can be accessed with a machine, should, in order to insure all is done and time is actually saved.
- D. Parking Violation Reports – In response to a request for cars to be removed that had been parked for quite some time, Randy from Brownstone reported that when went to tow, those cars were no longer there.
- E. Status of Wood Replacement Responses – Molly reported that 31 households have approved and 2 have denied. Molly also reported that on Saturday, April 20, her and a rep from the painting company visited several homes on site to answer questions in regards to the wood replacement.
- F. Schedule Concrete Repairs – Molly expressed that concrete repairs scheduled for last year should be completed very soon and that this season to keep those repairs at a bare minimum because of the painting project.
- G. Request for Enhancements – Based on requests the board has scheduled for a walk through on Monday, April 29 at 6:00 PM in order to plan accordingly for landscaping, concrete and access situations at or near the following properties:  
3830 B, 3811 D, 3824 D, 3831 A (deck replacement), 3749 B (access, settlement solution)
- H. Tree Pruning Proposal – The board unanimously approved the proposal from Artistic Tree Care to prune all trees recommended. Molly expressed the true need for this to happen and that the cost provided was extremely reasonable and a very reputable service. The board encouraged that it would be best that this happen before painting begins.

**X. REPORTS**

- A. ARC Committee – 3782 A Window Replacement ratified; proposal approved in previous meeting.  
3831 A – Deck wood replacement tabled until board reviews what currently exists on the walk through of April 29.  
3810 B – Radon mitigation system installation approved with encouragement that it occurs before painting to ensure proper painting occurs.

**XI. ADJOURNMENT – 9:04 PM**

**Next Board Meeting date**-Tuesday, May 21, 2019 at 7:00 p.m. Mission Viejo Library Community Room

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

**Respectfully submitted by Cliff Colson**