

HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, August 20, 2019 AT 7:00 P.M.

MISSION VIEJO LIBRARY- COMMUNITY ROOM

15324 E HAMPDEN CIRCLE, AURORA, CO 80013

i. ESTABLISH A QUORUM-

The meeting was called to order at 7:00 pm by Director Colson. The following members were present for quorum.

- Cliff Colson, President
- Tony, Vice President
- Allison Serafin Steere, Secretary
- Four homeowners were in attendance
- Molly Ryan with Metro Property Management was in attendance

ii. BOARD BUSINESS

- Board Announcements-n/a
- Approval of minutes-July 2019 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the July 2019 meeting
- Director Serafin Steer reported a conflict of interest on the proposal from Metco Landscape for landscape work on property address 3830B. Director Serafin Steer will abstain from voting on this matter.

iii. SPECIAL GUESTS: Chris Carozza ECC

- 25 units into the wood replacement complete out of 41 total wood replacements. Completed 6 buildings for painting, just need board approval. 13 units still need to be completed. We can schedule board walks. Board will try to meet with ECC to approve. Garbage enclosures require board sign off.
- Cliff asks how much longer, it's the end of August. Chris projects 6 more weeks, weather permitting.
- Warranty notices will be given to addresses where the wood not replaced.
- Tony proposes fining Homeowners that the paint will not be warrantied if wood is not replaced to qualify for the warranty. Cliff is concerned about homes sold. Molly clarifies that homes are sold as is, no liability for the association. Chris warns the paint on homes that have not had wood replaced will not last through the winter.
- Carrol at 3840 D, concerns about neighbor's 3840 C wall is completely rotted.

- Chris says painting will be completed in a clock-wise direction beginning with Genoa Court Units.

iv. HOMEOWNER FORUM

- 3830 C Genoa Way concerns on replacement. David and Tess Phizter report they would like to pay for the wood replacement but missed the deadline for approval through the HOA. Chris to follow up with them directly.
 - Neighbors tree limb is hitting the roof. Over growing again. Continuing to be an issue.
- 3811 D Stephanie thought priming was sloppy, got primer on the grass
 - Concerns about landscaping in front of her home
 - Director Serafin Steer to request that Metco provide additional bidding for this unit

v. HOMEOWNER CORRESPONDENCES

- Gazebo going to be removed to allow replacement/painting of wood on adjacent home
- Multiple correspondences with Giovanni Turcios
- Director Serafin Steer going to share proposal for tree plantings

vi. MANAGER'S REPORT

- The manager's report of items completed since the last meeting was reviewed by the Board. There were no unanswered questions.

vii. FINANCIAL MATTERS

- Molly strongly suggests putting significant payment towards loan payment for the painting project.
- Renewal CD-approved
- Occasional trouble with payments going to Cinnamon Village instead of Hampden Hills
- On a motion duly made and seconded, it was unanimously resolved to approve the financial report subject to final audit.

viii. UNFINISHED BUSINESS

- n/a

ix. NEW BUSINESS

- Facilitation of painting of doors. 19 homes have requested Navy. 7 homes have requested green.

- On a motion duly made and seconded, Bid 1 was unanimously approved to add cobble to 3830B for \$9,500.00. Director Serafin Steer abstained
- Director Serafin Steer to request additional bids for 3811 D and retaining wall trip hazard.
- MileHi cannot fulfill work order for irrigation on the island at 3824D.
- Taking bids for snow removal next month. Landscape bids come October.
- -Commercial vehicle exception. Board is going to examine the rules.
- Next meeting September 17th.
- October meeting is the 29th.

x. **REPORTS**

xi. **ADJOURNMENT-**

- 8:46 p.m.

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

Respectfully Submitted by Allison Serafin: