

## HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

### BOARD MEETING MINUTES

TUESDAY, September 17, 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
- Beka Howeson, Member at large
- Juli Moreland, Treasurer
- Two homeowners were in attendance
- Molly Ryan with Metro Property management was in attendance

ii. BOARD BUSINESS

a. Board announcements-n/a

b. Approval of minutes-August 2019 on a motion duly made and seconded, it was unanimously resolved to approve the minutes from the August 2019 meeting

iii. SPECIAL GUESTS

- Chris Carozza ECC- Not in attendance

iv. HOMEOWNER FORUM

- Stephanie-parking issue with 3853 A, two H56 spots. Proposes adding reserved to H01 Board will add Reserved H01 and add Reserved to one of the non-reserved H57

v. HOMEOWNER CORRESPONDENCES-

- Lighting-Sydney and 3852 C concerned about lights out. Board requests amendment to lighting contract to inspect lights monthly and replace as needed.
- Correspondence at A unit and parking lot H, sewage line repairs have damaged landscape (retaining wall). Mr Del Rio wants concrete repairs to steps and walkway and retainment wall. Board will consider highly repairs to the concrete steps when concrete repair work is bid again. Board requests pictures to determine prework condition. Board will support purchase of railroad ties to restore the landscape to the previous condition.

vi. MANAGER'S REPORT

- Beka has issues with doorbell and screen door following painting project
- Beka has concerns about giving access to backyard for painting project, two notices and they have not shown up yet

- Tony security camera went out after power washing and painting and can not figure out why the
- Molly will schedule walk throughs for painting project in the next 10 budgets
- 3850 B have shrubs that are severely overgrown, concerns about Russ not holding up his end of the deal
- Beka concerned with trailer with debris that has been a reserved spot for 3 weeks in E lot, E36 space

vii. FINANCIAL MATTERS

- Molly does not recommend approval of the CD
- Loan for painting project is now 3.7% (would have been 5.1% in April), recommends applying for the loan now to pay for the paint. Cliff and Juli would need to come into Molly's office to get signatures notarized for the loan application. Scheduled for Friday, September 20, at 1:00 p.m.
- Bank of Omaha was bought by an online banking CIT banking. Association may incur some fees. Deal does not close until January.

viii. UNFINISHED BUSINESS

- Commercial vehicle refuses to use magnets to cover decals and refuses to remove vehicle.

ix. NEW BUSINESS

- Gutter Bids-ProWay \$7941 and GMPro Gutter Maintenance \$5700. Molly to issue a scope of work for gutter cleaning. Cliff is concerned about downspout cleaning. Comprehensive cleaning-not blowing. How will gutters and downspouts be cleaned? Nix the as needed.
- Next meeting October 29<sup>th</sup>.
- 2020 Board wish list-trees, chip seal and line painting for asphalt is what Molly Recommended
- Irrigation repairs, Cliff wants drones
- Unanimous approval for design proposal for railing for front steps

x. REPORTS

xi. ADJOURNMENT

- 8:57 p.m.

xii. EXECUTIVE SESSION (Discuss Delinquencies)