

HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, November 5, 2019 (Rescheduled from October 29th) 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 7:02 pm by Director Colson. The following members were present for quorum.

- Cliff Colson, President
- Tony Giancaterino, Vice President
- Juli Moreland, Treasurer
- Allison Serafin Steere, Secretary
- Molly Ryan with Metro Property management was in attendance. One homeowner attended

ii. BOARD BUSINESS

- Board announcements-Beka Howison closes later this month on her home sale
- Approval of minutes-September 17th

iii. SPECIAL GUESTS

- None

iv. HOMEOWNER FORUM

- No comment

v. HOMEOWNER CORRESPONDENCES-

- None

vi. MANAGER'S REPORT

- Orange Xtera in compliance
- Party's in 3820 A Tony contacted Randy to complain about noise and parking issues on 10/31/2019

vii. FINANCIAL MATTERS

- Unanimous approval of financial report.

viii. UNFINISHED BUSINESS

- Paint project scheduled to finish soon. Cranberry doors to be repainted this Thursday

ix. NEW BUSINESS

- Proposed increased \$187.62
- GFI charges for contamination for recycling. Director Colson moves to remove recycling bins immediately.

- Concerns about the potential costs of snow removal, irrigation repairs, concrete repairs, community monitoring.
- Management expense increase of 10%.
- Unanimous approval of the 2020 Budget.
- Asphalt bid approval delayed until January meeting.
- Gutter clean proposal review. Pro-Way approval for gutter cleaning proposal.
- Landscape Proposal approval delayed until January meeting.
- Towing proposal delayed until consultation with Randy on relationship with company.
- Snow removal ratify proposal. Unanimously approved.
 - Molly to request salt buckets dispersed throughout the community.
- Unanimous approval of patio door replacement.

x. REPORTS

xi. ADJOURNMENT

- 8:40 pm. Next meeting 19 November 2019. Proxy for next meeting.

xii. EXECUTIVE SESSION (Discuss Delinquencies)

- Beka has resigned via the sale of home. Can appoint or go out for election.
- Molly proposes use of another attorney for future delinquencies. Approval of hiring of Tami to try her out with Barrios. Pending documentation without board member names.
- Adjourned 9:05 p.m.