

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY, February 18, 2020  
MISSION VIEJO LIBRARY - COMMUNITY ROOM  
15324 E. HAMPDEN CIRCLE, AURORA CO 80013**

- I. ESTABLISH A QUORUM** Meeting was called to order by President Colson at 7:01 P.M. The following directors were present for quorum:  
Cliff Colson, President  
Juli Moreland, Treasurer  
John Jennings, Member at Large

Tony Giancaterino and Allison Serafin-Steere were absent.

Also in attendance was Molly Ryan with Metro Property Management. There were no homeowners present.

**II. BOARD BUSINESS**

**A. Board Announcements** – There were no Board member announcements.

**B. Approval of Minutes - January 21, 2020** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from January 21, 2020.

**C. Board members disclose any conflicts of interest regarding agenda items** - There were no conflicts of interest among members of the board.

- III. SPECIAL GUEST** – There was no special guest

- IV. HOMEOWNER FORUM** – There were no homeowner comments for board consideration.

**V. HOMEOWNER CORRESPONDENCE**

**A. Homeowner hearings – none scheduled**

**B. Board members review correspondence from the community -**

A homeowner requested some late fees were removed from her account and explained why the account was delinquent. Management reported the account and late fees were all paid in full. On a motion duly made and seconded, it was unanimously resolved to grant the request.

A commercial truck is parking inside the community. The Board asked management to send a violation letter and inquire with Brownstone security regarding whether the vehicle has been ticketed for towing. The board asked management to invite Brownstone Security to the March meeting.

A homeowner asked if the Board would approve a request to swap parking spaces with another property. Management mailed a letter to the other homeowner asking if for their input or opposition. No response was received. On a motion duly made and seconded, it was unanimously resolved to approve the request.

- VI. Manager's Report** – The Board reviewed the manager's report. One Board member mentioned the website content was not up to date. Management will review and correct.

**VII. FINANCIALS STATEMENTS** – The board and management carefully reviewed the 2019 December and the January 2020 financial reports. On a motion duly made and seconded, it was unanimously resolved to approve the December and January financials subject to final audit.  
**RBC Funds** – The board reviewed a proposal from RBC to invest the reserve funds. On a motion duly made and seconded, it was unanimously resolved to deny the proposal. At this time the funds will remain liquid.

**VIII. UNFINISHED BUSINESS**

**A. Monitoring Report** – There was no report to review.

**B. Other –**

- a. **Final paint project** – The board would like ECC to attempt to paint the door edges again. In doing so, they would like the door at 3251D painted navy and the trim on the shed painted the contrasting color.

**IX. NEW BUSINESS**

**A. Insurance Renewal** – On a motion duly made and seconded, it was unanimously resolved to renew the insurance with Kinsale through Assured Partners Insurance Agency. The insurance premium was reduced.

**B. Garage Repairs** – Management recommended the board consider replacing every garage door. The doors are heavy and they are wearing out. Those homes that do not pay to lease the garage will need to fund the project. The remaining garage doors will be replaced at the Association's expense. The cost will be approximately \$1200 per door.

**C. GFL Increase** – The waste hauler, GFL, notified the Association that due to a tax increase effective January 1, 2020 their contract will increase by 6% effective March 1<sup>st</sup>. There will be additional increases over the next three years as well.

**D. Snow Removal** – The board discussed the new snow removal vendor. The board is satisfied with the service and happy that the snow vendor is proactive in clearing the community.

**E. Other –**

- a. **Newsletter** – Director Colson asked management to send a newsletter template to him.

**X. REPORTS -**

**A. ARC Committee - None**

**XI. ADJOURNMENT** - On a motion duly made and seconded, it was unanimously resolved to adjourn at 8:35 P.M.

**Next board meeting date** is Tuesday, March 17<sup>th</sup>, 2020 at 7:00pm

**XII. EXECUTIVE SESSION - Discuss Delinquencies**

Respectfully Submitted by Molly Ryan

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**Approved by an Officer**