

HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, 21 April 2020 AT 7:00 P.M.

Zoom Meeting

- i. ESTABLISH A QUORUM-
The meeting was called to order at 7:03 pm by Director Colson. The following members were present for quorum.
 - Cliff Colson, President
 - Tony, Vice President
 - Allison Serafin Steere, Secretary
 - John Jennings, Member at Large
 - Molly Ryan with Metro Property management was in attendance
 - Kayla, 3804 S Genoa Cir, Unit D (on the phone)
 - Kat, 3750 S Genoa Cir, Unit C

- ii. BOARD BUSINESS
 - Board announcements-n/a
 - Approval of minutes-March

- iii. SPECIAL GUESTS
 - Randy, BrownStone Services
 - i. Consistent tows (specifically F lot)
 1. Not towing for expired registration until DMV offices reopen
 - ii. Tony-FYI extended registration to 60 days and stickers are taking up to 3 weeks to arrive
 - iii. Next patrol scheduled for 8:00 pm tonight, there is a black truck with dark tint, that may not have a tag, parked in reserved spot, presumed to be 3814 A.
 - iv. Cliff requests POs send parking concerns or other community concerns to Molly first
 - v. Kayla concerned about on-going barking dog issue at 3804 A. Randy to send tonight's patrol by to bring the issue to their attention.
 1. Tony reminds everyone that dog barking might be something we all are more aware of, with everyone being home.

- iv. HOMEOWNER FORUM
 - Kayla concerned about lights out along the sidewalks
 - i. Aware and there is walk scheduled for later this week to discuss the community's options for the lights
 - Kat garage door is out of alignment
 - i. Last month the board reviewed proposals to replace all garage doors
 1. Due to COVID 19 there is some uncertainty of the timeline for when doors will be replaced

- a. Molly to request American Garage Door to look for a temporary solution to allow for some access to both Kat and Kayla's garage units
 - b. Molly brought up concern about charging garage tenants when garages are inoperable
 - i. Cliff moves that they do not have to pay
- v. HOMEOWNER CORRESPONDENCES –
 - Cost of household good removal from dumpster is being assessed to the Property owner- the cost will be recovered
- vi. MANAGER'S REPORT
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- vii. FINANCIAL MATTERS
 - Snow is under- just received March invoice \$3500, but we will still be under
 - Unanimous approval of financials subject to final audit
 - Ratified purchase of CD
 - i. Unanimous decision to cash out CD
- viii. UNFINISHED BUSINESS
 - Cliff moves to not have any tickets/towing issued to expired tags, so long as parking permits are displayed
 - Cliff moves to have American Garage to inspect garage units to allow tenants access into units
- ix. NEW BUSINESS
 - Unanimous approval of new door for Kayla
 - Concern about junipers that seem to attract cats and gives off a strong cat urine smell, Kayla requests the board remove (preferably) both junipers
 - i. Would be happy to get at least the one to the right of the door removed
 - ii. To discuss in executive session
 - 1. Board moves to revise Parksides bid to remove cobble
 - 2. Board proposes to pay for half for both juniper removal or to pay for half of one juniper removal
 - Clean-up day- Postpone to less trying times
 - Dumpster enclosures are getting overloaded-additional pick-up day?
 - i. Molly to confirm that pickup occurred, if not Molly will request credit
 - ii. Dumpster enclosure in Lot F is attracting mice-requests pest control for dumpster area
 - 1. Concerns about outside community's (i.e. across genoa) are using our dumpsters
 - iii. Molly to check with GFI about power wash cleaning of dumpster enclosures
 - Concrete repairs
 - i. Outstanding concrete repair work
 - 1. Molly reconciled what was paid, what was not approved, where we are
 - a. Several projects, primarily in H lot
 - b. Delay from 2018 is weather-related
 - c. Cliff moves to review these repairs on Thursday

- i. Tony suggests moving reserved spot to elsewhere and making flooded spot visitor until it can be repaired?
- ii. Molly believes that it is a sought-after spot
- iii. Will review on Thursday

x. REPORTS

xi. ADJOURNMENT

- Adjourned 8:33

xii. EXECUTIVE SESSION (Discuss Delinquencies)

- No new delinquencies
- Meeting Adjourned 8:42