

HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

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

Zoom Meeting

15324 E HAMPDEN CIRCLE, AURORA, CO 80013

- i. ESTABLISH A QUORUM-
The meeting was called to order at 7:01 pm by President 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
- ii. BOARD BUSINESS
 - Board announcements-n/a
 - Approval of minutes-June
- iii. SPECIAL GUESTS-NONE
- iv. HOMEOWNER FORUM
- v. HOMEOWNER CORRESPONDENCES
 - Carrol Lovato (3840D) request for replacing the wall with keystone brick-denied, request to replace juniper removed with a Sumac *Rhus typhina* in place of the junipers approved association to pay for the shrub and installation-approved
 - Audrin Vaughan (3751A) request for removal of dead shrub-approved
 - Kayla (3804D)-Damaged irrigation line from pruning-Need more information on the location of damage to determine responsibility for the repair
 - 3861D requests removal of tree/shrub due to moths-denied
- vi. MANAGER'S REPORT
 - 3833B-Sold for \$309,900
 - 3862A-Sold for \$310,000
- vii. FINANCIAL MATTERS
 - Wood replacement/painting final payment went through
 - Delinquencies increased, but next month it will decrease due to a HO coming into good standing
 - Cash positive in general-larger projects will result in borrowing from reserve fund (asphalt repairs will be more than expected)
 - Molly to send full financials to Juli in the future and the first three pages to the rest of the board
 - Approval of financial matters
- viii. UNFINISHED BUSINESS
 - Garage repairs-Garages are in, awaiting seal coat/asphalt repairs
 - Lighting repairs-Circuit box in such disrepair that irrigation was not functioning, Illumi came out and said the whole panel needs to be replaced
 - Cliff-presented photo of exposed wires from light post 7 near parking lot A

- Molly to seek proposals from other vendors for lighting repairs
 - Parkside-Carlos is out at the moment, Dar is covering in the meantime
- ix. NEW BUSINESS
- Community Clean Up Days-Miscommunication and lack of motivation on the part of other property owners made these events overall a disappointment
 - Cliff suggests hiring vendor to complete community litter cleanup
 - Parkside has been told to do a better job at litter cleanup during weekly visits
 - Trash collection proposal from Waste Management
 - i. Molly warns of 5% increase annually
 - ii. 3 year contract
 - iii. Fuel charges
 - iv. Board requests proposal for a 1-year contract
 - Molly to reach out to republic for a proposal
 - Power washing of dumpster enclosure proposal-John requests revision to proposal to ensure that it is the enclosures and not the dumpsters
 - Molly to seek proposals for actual trash/debris removal from enclosures
 - Molly to coordinate trash/debris removal & power washing & trash removal all on the same day
 - Parking lot seal coat scheduled-concrete Lot H for 7/29, followed by asphalt patching-8/3, rest of the community in 3 different days Phase one 8/18, 8/21, phase two and phase three 8/26 painting and seal coat same day (residents notified prior)-lot inaccessible for 24 hours
 - i. Need Brownstone Security assistance
 - ii. Towing-sufficient warning will warrant towing out to the street-owner of vehicle will be billed for towing per hang tags
 - Cliff provided updated spreadsheet for parking lot
 - i. 3824B-will be moved to F25
 - ii. F15 has been eliminated due to dumpster concerns
- x. REPORTS
- David Finsen (3750A) request for lateral fence-approved
- xi. ADJOURNMENT
- 8:57 adjournment (Next meeting 8/18)
- xii. EXECUTIVE SESSION (Discuss Delinquencies)