

## HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

### BOARD MEETING MINUTES

TUESDAY, 9 September 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
  - Juli Moreland, Treasurer
  - Molly Ryan with Metro Property management was in attendance
- ii. BOARD BUSINESS
  - Board announcements-n/a
  - Minutes are approved as amended for August regarding John Jennings resigning from board position
  - Juli Moreland has a conflict of interest in regard to dumpster enclosure bid
- iii. SPECIAL GUESTS-NONE
- iv. HOMEOWNER FORUM
  - Will Yandell
- v. HOMEOWNER CORRESPONDENCES
  - Angela Thompson regarding plant/soil replacement
    - i. Parkside offered \$150 gift card for her to compensate for damage
    - ii. Angela not satisfied
    - iii. Board sees no further action on the part of Parkside is needed
  - Ashley Konold-concerns about dog barking and parking
    - i. Dog barking believed to be from 3851C and 3843D-Molly to send violation letters
    - ii. Parking is an issue due to party guests from 3840A-Molly to send notice to the owner regarding illegally parked car (as noted in photo) as well as issues with partying
  - Molly to request Randy to update Brown Security Map with revised parking spaces
    - i. H32 is now a reserved spot and it was intended to remain non-reserved
    - ii. Cliff and Tony are to review parking spaces for correct painting as numerous parking spot assignments have been identified by the Board
      1. Scheduled to meet with Molly at 10:00 on Sept. 22
- vi. MANAGER'S REPORT
  - Water Bill increased again from July
    - i. Parkside has been told to cut watering schedule drastically due to budget
    - ii. All meters are over-so leaks are unlikely
  - Lighting will be over-budget for the season
    - i. Lights remain off in parking lot F

- ii. Molly continues to solicit an update from Illumi, but there are continued communication gaps
- vii. FINANCIAL MATTERS
- viii. UNFINISHED BUSINESS
  - President Colson requests Randy be present at next board meeting
  - Garage doors are being completed mid-October
  - Lighting repairs in progress
- ix. NEW BUSINESS
  - Ratify HBS proposal for waste management services-unanimously approved
    - i. HBS will begin services on October 1<sup>st</sup>
    - ii. Transition from GFL and HBS will likely result in dumpsters being left in the parking lot for a 24-hour period
  - Hampden Hills at Aurora HO policy regarding HO enhancement to the Common Area
    - i. Molly to amend document to include all association vendors
    - ii. Unanimously approved as amended
  - Dumpster closure cleaning
    - i. Right Way Builders Proposal-Approval by all board members besides Juli Moreland (conflict of interest)
  - Dead Aspen Trees
    - i. Colson requests that we delay removal until the spring and after 2021 budgeting
    - ii. Molly will solicit additional bids
  - Retaining wall
    - i. Attorney is contacting the HO to address the outstanding retaining wall issue
  - Parkside proposal for brick retaining wall-unanimous approval
  - Food Truck
    - i. Board to revisit the idea in 2021
  - 2021 Wishlist
    - i. 5 year comprehensive plan to replace lighting
    - ii. Curb, gutter, and concrete repairs
    - iii. North entrance of Genoa Cir
  - Board Member Replacement Options
  - Proposal to clean gutters from ProWay
    - i. An additional ~\$4,000 for down spout power washing from original \$7,941 proposal
    - ii. Tabling until we see if Right Way provides a proposal
  - Christmas Lights
  - Molly to send violation letter to 3750A for unapproved fence replacement
- x. REPORTS
- xi. ADJOURNMENT-8:47
- xii. EXECUTIVE SESSION (Discuss Delinquencies)