

## HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

### BOARD MEETING MINUTES

TUESDAY, 20 October 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.

- Juli Moreland
- Cliff Colson
- Tony Giancaterino
- Allison Steere
- Molly Ryan, Metro Property Management

ii. BOARD BUSINESS

- Board announcements-n/a
- Revision to September Minutes: 3810 C Fence was not Approved
  - i. Board unanimously approved revised minutes
- Juli Moreland disclosed conflict of interest for proposal for gutter cleaning

iii. SPECIAL GUESTS-Randy Brown with Brown Security Systems

- Flexibility on registration for vehicles continues
  - i. Some vehicles are very expired
  - ii. Randy suggests we request proof of appointment or other documentation with the DMV
    - 1. Board approves Randy tagging any vehicles that have stickers older than 2020
- Construction on Genoa has resulted in some residents notifying Randy of parking in H lot temporarily for (10/19) with no tags
- President Colson to coordinate with Randy to update maps with revised parking lot space numbers
  - i. Randy requests revised/updated list of tags/parking lot spaces
- Randy notes that dumpsters still have Alpine number and not the new company

iv. HOMEOWNER FORUM

- N/A

v. HOMEOWNER CORRESPONDENCES

- N/A

vi. MANAGER'S REPORT

- 3841 has chickens-molly to draft letter
- 3762 A was sent a letter of violation for shed that was not approved
- 3752 B will be sent letter in regard to plywood storage

vii. FINANCIAL MATTERS

- Molly requests approval for transfer of \$20,000 from reserve fund (Mutual of Omaha) to fund water bill and asphalt project
  - i. Unanimous approval of transfer

- Molly anticipates that this is a temporary cash-flow problem
  - 3830A sold for \$317K
  - Unanimous approval for financials
- viii. OLD BUSINESS
- Lighting-AllElectric is also chasing faults like Illumni
    - i. Solar installation
      1. Lights do not last throughout the night
      2. President Colson requests Molly to seek out a company that would be interested in providing us a sample solar light
        - a. Proposes long-term transition to solar
    - ii. Randy suggests consideration for installation of motion lights be mounted on units as a cost-saving alternative
  - Security Report
- ix. NEW BUSINESS
- 2021 Budget Proposal
    - i. Irrigation increase
      1. Long-term strategy for moving to a more xeric landscape, removing turf areas
    - ii. Secretary Steere notes that Tree removals will likely be the bulk of our spending on Tree Removal/Replacement Item
    - iii. Increase dues?
      1. President Colson proposes moving dues to a flat \$190/month or a 1.268% increase in dues
    - iv. Board unanimously approves the increase to \$190/month and allocation of additional funds into Misc.
  - Tree Inventory
    - i. Colorado Tree Coalition Grant
    - ii. Sponsorship of trees a consideration for matching funds
  - Gutter Cleaning
    - i. ProWay
    - ii. Right-way Builders-Unanimous approval of proposal (minus Juli Moreland)
  - Garage Door Leases
    - i. Tony suggests increase on the lease from \$75 to \$100
    - ii. Approved by Colson, Giancaterino, Steere approve, affective January 1<sup>st</sup>, 2021
  - Parking Lot Tag Excel Revision-Colson to work on
  - Ratify fence improvement
- x. REPORTS
- xi. ADJOURNMENT-9:28
- xii. EXECUTIVE SESSION (Discuss Delinquencies)
- Adjournment 9:38
- xiii. EXECUTIVE SESSION GOES INTO REGULAR SESSION
- Resolution to move on Foreclosure
    - i. Unanimous approval
  - Adjournment 9:36