

## HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

### BOARD MEETING MINUTES

TUESDAY, 19 January 2021 AT 7:00 P.M.

Zoom Meeting

- i. ESTABLISH A QUORUM-  
The meeting was called to order at 7:03 pm by President Colson. The following members were present for quorum.
  - Juli Moreland
  - Cliff Colson
  - Tony Giancaterino
  - Allison Steere
  - Melissa
  - Molly Ryan, Metro Property Management
- ii. BOARD BUSINESS
  - Board announcements-n/a
  - Revision to November Minutes date correction
  - Minutes approved as amended
- iii. SPECIAL GUESTS
  - n/a
- iv. HOMEOWNER FORUM
  - Melissa and Cliff concerned about dogs being left outside for long hours, all hours of the night, possible abuse in 3780 D
    - i. Molly to send a nuisance violation letter when documentation of the incident is provided via email
  - 3864 A fence leaning
- v. HOMEOWNER CORRESPONDENCES
  - Lateral fence installed without approval at 3750 D
    - i. Denies being in violation-Board determined violation was sent in error and it was 3750A
  - Slip and fall in parking lot space H49 from PO in 3861D
- vi. MANAGER'S REPORT
  - Due to power outage no manager report available
- vii. FINANCIAL MATTERS
  - Year-end financials for 2020 will be in February
  - Unanimous approval for financial matters ending in 11/30
- viii. Security Report
  - None
  - Board concerns about lack of checking of hangtags at night
  - Juli Moreland to petition the City for the installation of a four-way stop on Genoa way/Genoa Ct
    - i. Board to support this effort
- ix. OLD BUSINESS
  - Garage door repair letter for owner-owned units to go out soon

- No complaints regarding rent increase of garage units
- Lighting repairs-
  - i. Solar lights require brackets, currently unavailable
  - ii. Xcel will not tell us which transformer is causing the problem
  - iii. 2 proposals for two separate needed repairs
    - 1. Motion approved 4:1 for both proposals
  - iv. Special light fixture requirement through special assessment
- Renewal for Insurance-February 18<sup>th</sup>
  - i. Association must apply to get a proposal
    - 1. Premium is expected to increase
      - a. Budget for 2021 included anticipated increase
      - b. Molly will provide several proposals prior to the next meeting and in time for the renewal

x. NEW BUSINESS

- Proposal for deck for 3824D
  - i. Board to further evaluate the feasibility of proposed design
- 3750C proposal for 2 window replacement
  - i. Unanimous approval
- 3750A for hot tub
  - i. 3/5 approval

xi. REPORTS

xii. ADJOURNMENT-8:57 Next meeting Feb 16

xiii. EXECUTIVE SESSION (Discuss Delinquencies)

xiv. Regular Board Meeting Reconvened at 9:14

- Unanimous approval for Resolution of Foreclosure for
  - 3752 S Genoa Cir #B
  - 3840 S Genoa Ct #A
  - 3862 S Genoa Ct
- Adjournment 9:20