

## HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

### BOARD MEETING MINUTES

TUESDAY, 21 September 2021 AT 7:00 P.M.

Zoom Meeting

i. ESTABLISH A QUORUM-

The meeting was called to order at 7:02 pm by President Colson. The following members were present for quorum.

- Allison Steere, Secretary
- Michael McGuire, Treasurer-discloses conflict with design proposal
- Cliff Colson, President
- Tony Giancaterino, Vice President (arrived at 7:21)
- Molly Ryan, Metro Property Management
- Allison Steere discloses a conflict of interest regarding the Landscaping Proposals from SOS as her spouse is the Division Manager with SOS
- Casey Steere-SOS Site Services

ii. BOARD BUSINESS

- Board announcements
- Unanimous approval of August Minutes as amended to reflect that the minutes were from August 16 and not July

iii. SPECIAL GUESTS

- n/a

iv. HOMEOWNER FORUM

- Juli Mooreland, 3850 B
  - i. Concerned about mailbox that was vandalized and would like to know the ETA for replacement
  - ii. 3864 A has a fence falling down
  - iii. 3810 D has had railings that have been left out for over a year
    - 1. Molly will check to see when we sent a violation

v. HOMEOWNER CORRESPONDENCE

- Property owner had a water heater leak, which stained the hardscape. The property owner power washed the area.
  - Board to monitor to see if the rust washes away

vi. FINANCIAL MATTERS

- Financials for August were received
- Molly requests delay on approval of financials, as there are a few pending transactions

- vii. MANAGER'S REPORT
  - No written report
  - H Lot mailboxes will be replaced first
  - Molly will forward recent home sales to the board
  
- viii. SECURITY REPORT
  - Brownstone security report
  
- ix. OLD BUSINESS
  - Light repairs
    - i. Lights are working as of 3 days after last board meeting
      - 1. Not confident the lights will stay on all winter
        - a. Several faults
  - Garage door repairs
    - i. Delaying as there are some concerns about the quality of the replacements
  - Tree damaged in accident
    - i. Tree Appraisal pending
  - Uhaul accident
    - i. Actively pursuing remediation
  
- x. NEW BUSINESS
  - Concrete shaving proposal
    - i. Still awaiting a second proposal
      - 1. President Colson suggests waiting for Spring to replace/shave concrete, especially considering the costs with the repairs of the mailbox replacement
      - 2. Juli Mooreland expresses concerns about concrete repairs that might not be needed
  - Mailbox replacement
    - i. Company suggests concrete replacement for H lot
      - 1. Added an additional \$2,600 for those repairs
      - 2. Unanimous approval for taking care of H lot
    - ii. Board approve proposal for all mailbox replacement
      - 1. No word on if concrete repairs are required
  - Retaining wall proposal
    - i. Colson motions for approval of the SOS proposal
      - 1. Secretary Steere abstains
      - 2. McGuire, Colson, and Giancaterino approve
  - Trash Proposal
    - i. Juli Mooreland compliments HBS
    - ii. Colson motions for approval of HBS price increase and two year contract
      - 1. Unanimous approval
  - Snow Removal

- i. Colson motions for approval of SOS snow contract
    1. Secretary Steere abstains
    2. McGuire, Colson, and Giancaterino approve
  
- xi. Committee Review
  - Unanimous approval of roof repair at 3830 S. Genoa Cir
  - Unanimous approval of solar panel installation at 3840 A
  
- xii. ADJOURNMENT-Unanimous approval of adjournment of 7:56 pm
  - Next meeting October 26<sup>th</sup>
  - Unanimous approval of adjournment
  
- xiii. EXECUTIVE SESSION (Discuss Delinquencies) adjournment 7:59 pm
  - Unanimous adjournment