

**HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION**

**BOARD MEETING MINUTES**

TUESDAY, JANUARY 18<sup>th</sup> 2022 AT 7:00 P.M.

MISSION VIEJO LIBRARY- COMMUNITY ROOM

15324 E HAMPDEN CIRCLE, AURORA, CO 80013

**i. ESTABLISH A QUORUM-**

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

- Cliff Colson, President
- Tony Giancaterino, Vice President
- Allison Serafin Steere, Secretary
- Melissa House, Member at Large
- Michael McGuire, Treasurer
- Molly Ryan, Metro Property Management

**ii. BOARD BUSINESS**

- Board Announcements-n/a
- Approval of minutes-November 2021

**iii. SPECIAL GUESTS: N/A**

**iv. HOMEOWNER FORUM**

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**v. HOMEOWNER CORRESPONDENCES**

- Stephanie at 3811 D requests reimbursement for deductible for homeowners' insurance \$1,038 for irrigation line break
  - i. 4 yays, 1 nay – Colson requests that we receive a receipt prior to sending the check

**vi. MANAGER'S REPORT**

- Coupons to pay dues were double printed, will only be charged once
- 3850 sold for \$400,000

- 3840 D is under contract, realtor called Molly to say that Carol Lavato would file suit due to unit settling which was found during inspection due to removal of retaining wall-Molly requested an engineering report

**vii. FINANCIAL MATTERS**

- Molly requests to delay approval of December financials due to outstanding invoices
- Unanimous approval of November 2021 financials

**viii. UNFINISHED BUSINESS**

- No security report
  - i. Melissa reported son's truck took a month to be cited
- Tony expresses concerns for the lack of "no parking signs" within Genoa Cir entrances
  - i. Molly to send request to the city to install signage
- Garage repairs
  - i. Metal handles were not installed properly
  - ii. Garage repairs have been made on a few units
  - iii. Molly to contact American Garage Doors to check remaining doors
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**ix. NEW BUSINESS**

- Insurance renewal – Molly did not get it in time, will forward when it arrives
- Managers' Contract – No changes from last year
  - i. Unanimous approval
- Ratification of Removal of Shrubs for \$5,300
- Pine needle clean-up
  - i. Secretary Steere suggests going ahead and cleaning up pine needles and opt for winter watering
- 3762D community light is out – Giancaterino reports that lighting company has not been in the community to check lighting
  - i. Molly reports that the vendor is aware of three lights that are out
  - ii. Light pole 56 is missing its globe
- 3749 B climbing timber wall 1/18/2022, landscape vendor reports some material was added to those timbers to provide traction, other board members have observed amazon and other delivery personnel have used that wall
  - i. Giancaterino suggests board explore the installation of stairs

- ii. Molly will seek quotes for the construction of stairs
- 3830 B approved lighting proposal
  - i. 3830 to provide design proposal to create “more privacy”
- 3851 B Windows
  - i. Approved
- 3833D design for “Juliet balcony”
  - i. Denied

x. **REPORTS**

xi. **ADJOURNMENT-**

- Unanimous approval for adjournment - 7:58 p.m.

xii. **EXECUTIVE SESSION (Discuss Delinquencies)**

- Adjournment 8:03