

## **HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION**

### **BOARD MEETING MINUTES**

TUESDAY, FEBRUARY 15<sup>th</sup>, 2022, AT 7:00 P.M.

Zoom

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
- Molly Ryan, Metro Property Management

ii. **BOARD BUSINESS**

- Board Announcements-Secretary Steere discloses conflict of interest with agenda items regarding the snow removal discussion.
- Approval of minutes-January 2022 Minutes as amended to reflect the meeting location as a Zoom meeting and not in person at Mission Viejo Library

iii. **SPECIAL GUESTS:** Casey Steere from SOS is present

iv. **HOMEOWNER FORUM**

- None present

v. **HOMEOWNER CORRESPONDENCES**

- Esther Mann 3831 A requests removal and replacement of shrubs
  - i. Board to request proposal from SOS to remove and some options for replacement of the shrubs
  - ii. Molly notes that this is the third year that the PO has requested this work
- Trish in 3760 A concerned about gutter cleaning
  - i. Molly to respond to Trish with an update on the cleaning of the gutters schedule

vi. **MANAGER'S REPORT**

vii. **FINANCIAL MATTERS**

- January financials not finalized
  - i. Molly will provide at the March meeting
- December financials

- i. Molly recommends maintaining the funds in the operating accounts
- ii. Sale of properties – several accounts will be in good standing after the sale
- iii. Unanimous approval of December financials

**viii. UNFINISHED BUSINESS**

- Molly to forward Security Report for January
- December Security Report
  - i. Secretary Steere notes that 3762B was sited in December report that the fence is falling down, which is contributing to a dog that is frequently escaping in the neighborhood
  - ii. Molly to send a letter
  - iii. House and Colson are also concerned with dog barking from 3780D
  - iv. House and Colson to document barking events
  - v. Colson requests removal of plywood in front of 3752B during next junk pick-up
- Garage door gaskets being replaced
- Parking lot tag replacement
  - i. Board unanimously approves replacement for 3750D
- Insurance
  - i. Ratification of 2022 policy

**ix. NEW BUSINESS**

- Snow removal
  - i. SOS assessed ice melt buckets and will monitor those after storms to replenish
- Ratification of window replacement
  - i. Unanimous approval

**x. REPORTS**

**xi. ADJOURNMENT-**

- Unanimous approval for adjournment – 8:20 p.m.

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

- Adjournment 8:31 pm