

HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, April 19th, 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 7:00 pm by Director Colson. The following members were present for quorum.

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

ii. **BOARD BUSINESS**

- Board Announcements-Secretary Steere will abstain from any decisions regarding landscaping services from SOS for tonight's meeting.
- Unanimous Approval of minutes-March 2022

iii. **SPECIAL GUESTS:** None

iv. **HOMEOWNER FORUM**

- None present

v. **HOMEOWNER CORRESPONDENCES**

vi. **MANAGER'S REPORT**

- Molly will provide written report following meeting

vii. **FINANCIAL MATTERS**

- RBC asked about investments
- Molly suggests waiting because we will not want to tie up funds for pending projects.
- Unanimous approval of March financials

viii. **UNFINISHED BUSINESS**

- Violations will be mailed
- Lighting
 - i. Molly and Cliff suspect that the lights are not being inspected at night

- ii. Molly suggests revisiting the relationship with Radiant Lighting or other vendors
 - iii. Cliff suggests exploring all options, regardless of costs
- Garage Repairs – Scheduled for April 27th
 - i. We will move forward with owner-owned units
- SOS
 - i. Secretary Steere requests notification of fertilization/herbicide application prior to being on site from TruGreen
- HVS
 - i. Board to be more proactive in notifying Molly of issues

ix. NEW BUSINESS

- Concrete walk – 30 minute increments April
- Landscape walkthrough first week of May 25th-28th
- Rentership Provision
 - i. Molly to send out mailer/digital surveys to gauge the level of interest from the community in amending the associations declaration
 - 1. Questions to include:
 - a. Would you support the removal of the rule for 1 pet per household
 - b. Would you support a renter restriction
 - c. Would you attend a special meeting
- Ratification of solar panel request from Goddard

x. REPORTS

xi. ADJOURNMENT-

- Unanimous approval for adjournment – 8:34 p.m.

xii. EXECUTIVE SESSION (Discuss Delinquencies)

- Adjournment 8:37 pm