

HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, May 17th, 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 7:07 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 will abstain from any decisions regarding landscaping services from SOS for tonight's meeting.
- Unanimous Approval of minutes-May 2022

iii. **SPECIAL GUESTS:** None

iv. **HOMEOWNER FORUM**

- None present
- 3815A requested turf replacement

v. **HOMEOWNER CORRESPONDENCES**

- 3772 requests plant replacement – Molly to notify owner of the Board considering landscape proposals in this area

vi. **MANAGER'S REPORT**

- 3762B under contract
- 3810D under contract

vii. **FINANCIAL MATTERS**

- Unanimous approval of March financials
- Unanimous approval of the transfer of funds from RBC to CIT

viii. **UNFINISHED BUSINESS**

- Violations will be mailed

- Lighting
 - i. Positively Charged Electric declined to submit a proposal due to work outside of their working hours
 - ii. The Electrician – submitted a trenching report 5/17
 - iii. Molly suggests we request a proposal from Radiant Lighting
 - 1. Unanimous approval for seeking a proposal
- Garage Repairs –
 - i. Some brackets did not fit
 - ii. Association has a new garage unit with the sale of 3810D, will need new door
- Lighting Inspections
 - i. Radiant Lighting Inspection proposal
 - ii. Association worked with them in the past, but they were having trouble keeping up. They report that they are fully staffed and this will not be a problem again.
 - iii. Board approves the proposal for inspections from Radiant Lighting with the requested amendment to conduct inspections at night.
- Community survey on proposed amendments
 - i. Survey to be mailed with newsletter to update on landscape and lighting

ix. NEW BUSINESS

- HB 22-1137 – The association can no longer apply funds received will be first applied to attorney fees/other fees before it is applied to the association dues
 - i. Homeowners will be entitled to an 18 month payment plan
- Parking Policy
 - i. Resolved over email
 - ii. Motorcycles may be parked in a reserved space without a hang tag
- Landscape Proposal
 - i. Not yet received
- Concrete proposal
 - i. Ratified unanimously
- Design proposal ratification
 - i. Window Proposal for 3762D – unanimous approval
 - ii. 3762D AC proposal – unanimous approval

x. REPORTS

xi. ADJOURNMENT-

- Unanimous approval for adjournment – 8:23 p.m.

xii. EXECUTIVE SESSION (Discuss Delinquencies)

- Adjournment 8:35 pm