

HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, June 21st, 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 6:58 pm by Director Colson. The following members were present for quorum.

- Cliff Colson, President
- Mike McGuire, Treasurer
- 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

- Darphene Windfield, 3830 B
 - i. Concern about dead shrubs in yard
 - ii. Broken bricks in retaining wall
 - iii. Concern about neighbors decking is attached to home and is concerned about termite infestation
 - 1. Board requests pictures and based on the information provided believes this is the neighbors responsibility to repair/replace/remove

v. HOMEOWNER CORRESPONDENCES

- 3830 C concern about tree branch – board has requested further explanation about the tree branch

vi. MANAGER'S REPORT

- Molly provided managers' report

vii. FINANCIAL MATTERS

- Molly Reminds Board that the budget for the following:

- i. \$7,000 Tree maintenance
- ii. \$15,000 misc. landscape
- iii. \$21,000 concrete
- iv. \$3,000

viii. UNFINISHED BUSINESS

- No security report at this time
- Lighting-Radiant Lighting is back!
- Garage-American Garage will provide proposal for garage door/bracket

ix. NEW BUSINESS

- Survey on amending rules – one respondent
 - i. Secretary Steere suggests digital format for survey and promotion through email and at in-person movie event
- House Bill 1137
 - i. Creates serious burden on association
 - ii. “Clean up” Bill is expected for next year
 - iii. Requires Board to update several policies to streamline the process for complying with the new law
 - 1. Draft of policy expected for July, effective August 10th
- Concrete
 - i. Anticipated to take three days
 - 1. Molly to confirm the schedule and notify the Board
- SOS Proposals
 - i. Molly to request proposal for Revive
 - ii. Board will defer decision on other enhancements until receipt of pictures from resident at 3830B
- Art Committee
 - i. Fence replacement
 - 1. Unanimous approval
- “Movie in the Park”
 - i. Molly to look into dates from July 15th on
 - ii. Secretary Steere suggest area on Northeast side of the community adjacent to trail

x. REPORTS

xi. ADJOURNMENT- 8:08 pm

- Unanimous approval for adjournment
- xii. **EXECUTIVE SESSION (Discuss Delinquencies)**
- 8:22 pm