

HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, August 16, 2022, AT 7:00 P.M.

Zoom

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-Director McGuire has resigned due to professional demands. The Board was sorry to receive the resignation. Secretary Steere will abstain from any decisions regarding landscaping services from SOS for tonight's meeting.
- Unanimous Approval of minutes-July 2022

iii. SPECIAL GUESTS: NONE

iv. HOMEOWNER FORUM

- None

v. HOMEOWNER CORRESPONDENCES

- 3804 D – Thanks for the approval!

vi. MANAGER'S REPORT

- HB1137-Revised Homeowner's Policy
 - i. Molly Ryan notes that there are some issues with the policy
 - 1. Board may approve and have attorney revise the inconsistencies

vii. FINANCIAL MATTERS

- Unanimous approval

viii. UNFINISHED BUSINESS

- No security report
- Radiant Lighting
 - i. Trench needed to make repair between light 29 and 31
 - 1. Molly to dispatch a work order for SOS to dig trench

- Garage door repair
 - i. Supply chain issues have caused delay – ETA September

ix. NEW BUSINESS

- HB1137 Policy
 - i. Motion made, seconded -Unanimous adoption
 - 1. Provided that they comply with the association’s declarations and Colorado state law
 - ii. General Council - Winzenburg, Leff, Purvis, & Payne have been approved by Board
 - 1. Noted changes
 - a. 30 days compliance for non-health and safety (prior policy gone)
 - i. Maximum \$500 fine
 - b. Health and safety (3 days)
 - i. No max on fine
 - 2. We want rules to marry with new law, but we do not want to redo everything until after the “clean up bill” that fixes issues
 - 3. Colson to sign agreement and policies on 8/17
- Landscape
 - i. Proposals
 - 1. Designs by Sundown
 - 2. Alex and Sons
 - 3. Keesen
 - ii. Board will pick up decision at September meeting
 - 1. Molly to share additional proposals via email
- Concrete
 - i. Scope of Work has been shared – no proposals yet
- Movie Night
 - i. Labor Day Weekend!
 - ii. Pick Up on Friday, the 2nd between 9:00-2:00 return on Tuesday, 3rd
 - 1. Planned for the 3rd, Sunday is rain day
 - 2. 7:30 “start”, bring your own food
 - iii. Allison to make a poster
 - 1. Molly to print
 - iv. Tony to confirm he has a copy of The Incredibles
 - v. Molly to have surveys ready for distribution to owners

- Ratification
 - i. 3804D deck and window design
 - ii. 3792B deck replacement
 - iii. 3851B window replacement
- x. **REPORTS**
- xi. **ADJOURNMENT- 8:18 pm**
 - Unanimous approval for adjournment
- xii. **EXECUTIVE SESSION (Discuss Delinquencies)**
 - 8:35 pm