

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

### **BOARD MEETING MINUTES**

TUESDAY, September 20, 2022, AT 7:00 P.M.

Zoom

i. **ESTABLISH A QUORUM-**

The meeting was called to order at 7:13 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 and the landscape proposals for tonight's meeting.
- Unanimous Approval of minutes-August 2022

iii. **SPECIAL GUESTS: NONE**

iv. **HOMEOWNER FORUM**

- None

v. **HOMEOWNER CORRESPONDENCES**

- 3762 A – Request waive fee for hang tag due to car theft- Board approves waiving fee
- 3853 D-Has foundation issues and claims that it is the associations' responsibility to repair
  - i. Molly will review the association governing documents and that the Board is not inclined to respond as it is the property owners' responsibility to make such repairs

vi. **MANAGER'S REPORT**

vii. **FINANCIAL MATTERS**

- Unanimous approval with the duplicate line item in the reserve account to be removed

viii. **UNFINISHED BUSINESS**

- No security report
- Radiant Lighting
  - i. Trench needed to make repair between light 29 and 31
    - 1. Molly is seeking a trench proposal from an alternative vendor than SOS

- Garage door repair
  - i. Supply chain issues have caused delay – ETA September
  - ii. Newly surrendered garage needs a door
    - 1. Replacement is now ~\$1,200
- Landscape proposals – Secretary Steere abstained due to conflict of interest
  - i. Landcare Management
  - ii. Designs by Sundown
  - iii. Alex and Sons, LLC.
    - 1. Board approves proposal
    - 2. Molly to propose amendment to proposal to have irrigation turned on no later than April 30
  - iv. Keesen
- Snow Proposal
  - i. Alex and Sons, LLC
    - 1. Unanimously approved
- Concrete Proposal
  - i. Unanimously approved
- ix. **NEW BUSINESS**
  - Budget wish list
    - i. Purchase of a “Movie Night Kit”
    - ii. Asphalt/curb repairs
  - Solar Panel request for 3841
    - i. Board approves request
- x. **REPORTS**
- xi. **ADJOURNMENT- 8:45 pm**
  - Unanimous approval for adjournment
  - Next meeting is scheduled for Wednesday, October 12<sup>th</sup> at 7:00 pm
- xii. **EXECUTIVE SESSION (Discuss Delinquencies)**
  - 9:01 pm