

HAMDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, October 12, 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 7:09 pm by President 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- none
- Unanimous Approval of minutes-September 2022

iii. SPECIAL GUESTS: NONE

iv. HOMEOWNER FORUM

- None

v. HOMEOWNER CORRESPONDENCES

- None

vi. MANAGER'S REPORT

- Financials have been reconciled
 - i. Notified approved vendors
 - ii. Budget proposal
- Colson asks about potential candidates to fill vacant board position
 - i. Ryan will review emails to find potentially interested new homeowner

vii. FINANCIAL MATTERS

- Incorrect Balance in reserve account needs to be reconciled
- Unanimously approved

viii. UNFINISHED BUSINESS

- Lighting

- i. Steere suggests seeking proposal from Alex and Sons for a trenching to complete repair
 - Molly will contact SOS for update on filling hole outside of 3824A along sidewalk on Genoa Wy
 - Garage Doors
 - i. Pending door being in stock
 - Design
 - i. 3862 B – ratification of approval for fence and AC unit
 - 1. Unanimously approved
- ix. **NEW BUSINESS**
 - Budget Proposal
 - i. Garage rent to increase by \$10 per month
 - 1. Monies from this revenue will be moved into curb and gutter budget
 - ii. Unanimous approval of proposed budget
- x. **REPORTS**
- xi. **ADJOURNMENT- 8:19 pm**
 - Annual Meeting
 - i. Proxies to be mailed as soon as possible
 - ii. Ryan to share digital copy for printing
 - iii. Ryan to provide list of addresses w/ mailing addresses for owner to identify owner-occupied units
 - iv. Board to walk the community to collect proxies on November 5th at 9:00 am
 - v. Meeting at Metro Property Offices on November 15th at 7:00
 - vi. Molly to email owners with known email addresses to collect proxies
 - 1. Will provide incentive in the form of a drawing for a \$50 gift card
 - vii. Food and beverage provided
 - Unanimous approval of adjournment
- xii. **EXECUTIVE SESSION (Discuss Delinquencies)**
 - 8:27 pm