

## **HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION**

### **BOARD MEETING MINUTES**

TUESDAY, February 21, 2023, AT 7:00 P.M.

Zoom meeting

**i. ESTABLISH A QUORUM-**

Quorum was achieved at 7:01 pm by Director Colson. The following members were present for quorum.

- Cliff Colson, President
- Anthony Giancaterino, Vice President
- Allison Serafin Steere, Secretary
- Melissa House, Member at Large
- Molly Ryan, Metro Property Management
- One homeowner was present

**ii. BOARD BUSINESS**

- Board Announcements-Secretary Steere is submitting application for grant to the Colorado Tree Coalition for planting trees in 2023
- Unanimous Approval of minutes-January 2023

**iii. SPECIAL GUESTS: None**

**iv. HOMEOWNER FORUM**

- Andy Loder -3772
  - i. Looking to replace the porch leading up to the front door of unit

**v. HOMEOWNER CORRESPONDENCES**

- None

**vi. MANAGER'S REPORT**

- Recycling proposal
- Negotiated insurance renewal
- Met w/ snow vendor
- Reviewed previous invoices for snow

**vii. FINANCIAL MATTERS**

- January financials
  - i. Snow is the biggest deviation
  - ii. Accounts receivable on the rise

- iii. Adjustment to 2023 budget to accommodate higher insurance
  - 1. Cover the excess w/ the tree budget-unanimously approved
- iv. Unanimous approval of January financials

**viii. UNFINISHED BUSINESS**

- Parking lot
  - i. Hang tags required after 7:00 pm
    - 1. Unanimous approval for revision to the rules
- Solar security lights
  - i. Randy recommended locations for installation
  - ii. Molly to put in a work order for EAagle Rock to install solar security lights
- Trash receptacle lids
  - i. Board unanimously requests that the vendor leave the dumpster lids open
- Insurance
  - i. Ratification of insurance proposal – unanimously approved

**ix. NEW BUSINESS**

- Tree Grant
  - i. We got it!
    - 1. Match responsibility is \$1,828
    - 2. Steere is looking to see if the association can put a deposit down on nursery stock for planting in April/May
    - 3. Steere to get back to Molly on whether the vendor will accept a credit card payment or check
  - ii. Planting project
    - 1. Plan to ask homeowners if they want a tree in front of units
    - 2. Molly to share a notice in the mailer regarding change in parking lot hang tag hours
- Snow removal
  - i. Expectations:
    - 1. Sidewalks
      - a. For most storms, walks will not be cleared until the storm ends
      - b. If significant accumulation is expected the board will determine the number of passes the vendor will make through the community
      - c. Initial passes will be shovel-width. When storm ends walks will be cleared edge to edge

**2. Parking lots**

- a. For most storms, lots will not be cleared until the storm ends
- b. If significant accumulation is expected the board will determine the number of passes the vendor will make through the community
- c. A single drive lane will be plowed on the initial pass. Once storm is over, parking lot will be cleared entirely.
- d. Parking spaces will not be back dragged.

**3. Ice melt**

- a. Colson to provide the name of the product that we want applied
- b. North sides, shaded areas, and by dumpster enclosures

**4. Vendor communications**

- a. Text a "selfie" with all crew members in the background in the community once onsite sent to Molly and Colson and Giancaterino
- b. Snow map

**5. Resident communications**

- a. Send snow plan at the beginning of season
- b. Direct residents to notify Molly of any concerns

**ii. Recycling proposal**

**1. Board will revisit at a later date**

- a. Little confidence the community will use the receptacles appropriately

**x. REPORTS**

- i. n/a

**xi. ADJOURNMENT- 8:33 pm**

- Unanimous approval for adjournment
- Next meeting is scheduled for Tuesday, March 14th at 7:00 pm

**xii. EXECUTIVE SESSION (Discuss Delinquencies)**

- 8:46 pm