

HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, July 18, 2023, AT 7:00 P.M.

Zoom meeting 719-359-4580

i. ESTABLISH A QUORUM-

Quorum was achieved at 7:00 pm by Colson. The following members were present for quorum.

- Cliff Colson, President (attended via phone after internet dropped at 7:15)
- Allison Serafin Steere, Secretary
- Melissa House, Treasurer
- Estella Escobar, Member-at-large
- Molly Ryan, Metro Property Management

ii. BOARD BUSINESS

- Unanimous Approval of minutes-June 2023
- No conflicts of interest disclosed
- Welcome to new board member, Estella Escobar

iii. SPECIAL GUESTS: Randy Brown was scheduled to attend, but was unable to attend

iv. HOMEOWNER FORUM

- 3752 B – Sadjo Sidikou
 - i. Request an external AC unit has not sent a design request form
 - ii. Colson requests additional info on noise of requested unit
 - iii. Board will review design request when it is submitted
- 3852 B – Amanda Goddard

v. HOMEOWNER CORRESPONDENCES

- 3370 D - Robert and Aretha
 - i. Request tree pruning – pending proposal from Artistic
- 3833 A – Diana McMurdo
 - i. Request for pruning
 - ii. Concern about homeless along Genoa Way
- 3861 B – Stephanie Hanouw
 - i. Concern about pot hole in H lot
 - 1. Will be addressed w/ asphalt maintenance

- Request for window replacement
 - i. Design request not submitted, but provided a diagram
- 3831 A – inquiry of status of shrub replacement
 - i. Alex and Sons will complete during pruning
- 3804 D – Kayla Peebles
 - i. Alex and sons broke window during weekly maintenance
 - 1. Luis has been contact with Kayla
- 3792 B
 - i. Metal post removal
 - 1. Molly to submit a work order to get this removed
 - ii. Request for the removal of juniper
 - 1. To request these shrubs be shaped by Alex and Sons

vi. MANAGER'S REPORT

vii. FINANCIAL MATTERS

- June Financials -Unanimously approved

viii. UNFINISHED BUSINESS

- Lighting
 - i. A dozen poles are out
 - 1. Suspect that #11 is the problem
 - ii. Electrical issues in H lot are likely a breaker issue
 - 1. Affecting irrigation clocks
 - iii. Colson requests looking at the boxes in G lot for the electrical issue
- Garage update
 - i. Garage door scheduled to be installed before next meeting
 - ii. Bracket replacement scheduled for the same time
- Asphalt and Concrete
 - i. Concrete is scheduled for August 3rd
 - ii. Asphalt patching is August 7th
 - iii. Seal Coating will be mapped and shared w/ owners to indicate the dates/times when the parking lots will be completed
- Community Movie Night
 - i. Molly to provide the dates from City when it is available – likely September
- Board member orientation

- i. Rescheduling for August 3rd or 11th
 - Alex and Sons
 - i. Not performing well
 - ii. Molly to seek landscape/snow removal proposals for next year
- ix. **NEW BUSINESS**
 - Community survey
 - i. Board is inclined to not survey the community at the moment
 - ii. Steere suggests informal survey at community movie night
 - Railings
 - i. Colson requests
 - Ratification
 - i. Unanimous approval of ratification of design proposal
- x. **REPORTS**
- xi. **ADJOURNMENT- 8:56 pm**
 - Unanimous approval for adjournment
 - Next meeting is scheduled for Tuesday, August 15th at 7:00 pm
- xii. **EXECUTIVE SESSION (Discuss Delinquencies)**