

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

### **BOARD MEETING MINUTES**

TUESDAY, September 19, 2023, AT 6:30 P.M.

Zoom meeting

**i. ESTABLISH A QUORUM-**

Quorum was achieved at 6:30 pm by Director Colson. The following members were present for quorum.

- Cliff Colson, President
- Anthony Giancaterino, Vice President
- Allison Serafin Steere, Secretary
- Melissa House, Treasurer
- Estella Escobar, Member at Large
- Molly Ryan, Metro Property Management

**ii. BOARD BUSINESS**

- Colson lets the Board know that they would like to resign as President at the end of the year on December 31<sup>st</sup>, 2023 and would like to take on another board position
- Giancaterino intends to resign from the Board on December 31, 2023
- Unanimous Approval of minutes-August 2023

**iii. SPECIAL GUESTS:** None

**iv. HOMEOWNER FORUM:** None

**v. HOMEOWNER CORRESPONDENCES**

- 3840 – Concern about previous residents harassing current residents
  - i. Colson requests that Randy be aware of this situation
- House requests that we send warning letters to home owners that are not maintaining appropriate aesthetics
  - i. 3780 D
  - ii. 3814 C
  - iii. 3790 B
- Escobar suggests identifying fences that need to be addressed
  - i. Scheduled for August 25<sup>th</sup> at noon

**vi. MANAGER'S REPORT**

**vii. FINANCIAL MATTERS**

- Unanimous approval of August financials

**viii. UNFINISHED BUSINESS**

- Lighting
  - i. Trench completed, but some areas need to be deeper due to sidewalks
- Towing signs
  - i. Randy submitted map for additional signage
    1. Steere suggested walking the proposed locations to determine locations
    2. 10:00 am on the 29th
- Garage repairs
  - i. Molly is working on coordinating the repairs with the vendor
- H lot electrical
  - i. Radiant and Xcel are trying to diagnose

**ix. NEW BUSINESS**

- New roofing products
  - i. Unanimous approval
- Landscape proposal
  - i. Proposal from Alex and Sons
    1. Steere requests removing broadleaf application from the landscape contract and contracting with TruGreen directly for those applications
    2. Colson requests Luis attend the October meeting to discuss expectations of 2024 contract
    3. Board unanimously agrees with giving Alex and Sons another opportunity
- Tree Removal/Pruning Proposal 2023
  - i. Unanimous approval
- Movie Night
  - i. Board agrees to purchase a kit for the community
    1. Ryan suggests purchasing it this year as it was budgeted in 2023
- 2024 Wish List
  - i. Colson requests total and complete curb repair
  - ii. Steere requests turf conversion to community garden
    1. Steere to provide estimate for the cost to provide a budget line item
  - iii. Ryan asks about painting project for 2024 Or 2025
    1. House and Steere suggest that it needs to happen in 2024

**iv. Board Training**

**1. Scheduled for October 25<sup>th</sup>, 2023 at 3:00 to 5:00**

**x. REPORTS**

- n/a

**xi. ADJOURNMENT- 8:03 pm**

- Unanimous approval of adjournment
- Next meeting at October at 6:30

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

- 8:11 pm