

HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, October 24, 2023, AT 6:30 P.M.

Zoom meeting

i. **ESTABLISH A QUORUM-**

Quorum was achieved at 6:33 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**

- Unanimous Approval of minutes-September 2023

iii. **SPECIAL GUESTS:** Randy Brown, Brownstone Security

- Parking enforcement is improved after lot resurfacing, new and updated signage are needed to improve compliance with state law for towing
- Lighting in H lot is out
- Unhoused persons are not as problematic with the temperatures cooling, it would be nice if the trees in h lot by the park could be limbed up that would be great
 - i. Steere reports that they are city trees – will submit a request to the city to prune the tree

iv. **HOMEOWNER FORUM:** None

v. **HOMEOWNER CORRESPONDENCES**

- 3800 A
 - i. Reports continued issue with a high sodium light that is flashing
 - ii. Request for top dressing of rock from shrub removal – Steere does not see this as practical as the stump of the shrub is not being removed
- 3815A
 - i. Requests to store a pod in reserved space for 4 weeks to allow for remodeling – Board would approve provided that it does not inconvenience neighbors
- 3800D

- Request for shrub pruning and removal – Board requests a photo

vi. MANAGER'S REPORT

- Lighting
 - i. Trench depth was fixed and electrical has been installed
 - ii. Light no. 80 is still out and will require more trenching, Radiant is booked several weeks out
 1. Brownstone security will send weekly reports to Molly on lighting to assist in detecting the problematic lighting areas
 2. Brownstone to indicate where the darkest areas of the community are to find the areas that would benefit most from flood lights that are hardwired into people's units
- Garage
 - i. Awaiting schedule coordination between Molly and vendor

vii. FINANCIAL MATTERS

- Unanimous approval of October financials

viii. UNFINISHED BUSINESS

ix. NEW BUSINESS

- 2024 Budget Summary
 - i. Irrigation in H lot may warrant additional funds for tree maintenance
 - ii. Concrete repairs will be reduced to account for potential tree maintenance
 - iii. The Board is intending to do a 2-year phased painting project
 1. Following the phase schedule used in 2018/19
 - iv. Unanimous approval
- Egress window
 - i. Board would like to meet with the owner to discuss further
- Annual Meeting
 - i. At Metro Property on November 14th at 7:00 pm

x. REPORTS

- n/a

xi. ADJOURNMENT- 8:26 pm

- Unanimous approval of adjournment

xii. EXECUTIVE SESSION (Discuss Delinquencies)

- 8:28 pm

