

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
TUESDAY FEBRUARY 20, 2024 AT 5:30 PM
ZOOM ONLINE MEETING PLATFORM**

- I. ESTABLISH A QUORUM** President Serafin-Steere called the meeting to order at 5:36. The following Directors were present for quorum.

Allison Serafin-Steere,
President Melissa House,
Vice President Cliff Colson,
Treasurer

Estella Escobar, Secretary
Anthony Giancaterino Member at Large

There were no homeowners in attendance. Molly Ryan with Metro Property Management was also present.

II. BOARD BUSINESS

A. Board announcements – No announcements

B. Approval of minutes- JANUARY 16TH, 2024 – Unanimous approval

C. Board members disclose any conflicts of interest regarding agenda items – None to add

III. SPECIAL GUESTS: NONE

IV. HOMEOWNER FORUM – No homeowners in attendance

V. HOMEOWNER CORRESPONDENCE -

A. Homeowner Hearings-none scheduled

B. Board members review correspondence from the community

- 3834A had requested board to pay for damages to vehicle and charging cord due to cord in common area; Board will not pay for damaged personal items within common area. Board members agree with Property Management’s communication with tenants and homeowners have been made aware.

VI. MANAGER'S REPORT

VII. FINANCIAL MATTERS

January Report – On a motion duly made and seconded, it was unanimously resolved to approve the January financials subject to final audit.

VIII. UNFINISHED BUSINESS

A. Security report – Randy has submitted the statements for September through December

B. Garage update – Vendor willing to coordinate a group walk-through

C. Other –

Community Trees - 2 trees lost due to vandalism-snapped (likely due to children hanging on branches?)

IX. NEW BUSINESS

A. Status of circuit repair Lot H- Goal to have meter repaired by May 15th

B. 2024 Insurance Renewal – On a motion duly made and seconded, it was unanimously resolved to ratify the insurance renewal with Farmers.

C. Policy for items left in the common area – Board agrees to send out correspondence with a reminder or rules for common areas

C. Other –

- Board requests to have irrigation turned on by May 15th
- Fence repairs: Board has comprised a list of units needing repair; Correspondence with repair dates TBD
- Board approves of reserved parking spot (G16) switch with visitor spot (G13)

X. REPORTS

ARC Committee

3830D Solar panels

On a motion duly made and seconded, it was unanimously resolved to deny the request for solar panels until the roof is replaced. Board will have homeowner receive documentation that roof does not need replacement; Should homeowner's insurance adjuster document replacement not needed, Board will obtain second opinion.

Property Management will include reminder for policy about common area on back of next month's statement

XI. ADJOURNMENT

Next Board Meeting date-Tuesday March 26, 2024, at 5:30 p.m.

On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting to Executive Session.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Board approves to adjourn meeting at 6:40pm