

**HAMPDEN HILLS AT AURORA HOMEOWNERS  
ASSOCIATION BOARD MEETING AGENDA  
TUESDAY MARCH 26, 2024 AT 5:30 PM  
ZOOM ONLINE MEETING PLATFORM**

**I. ESTABLISH A QUORUM** (Three of the five directors needed) – President, Allison, called meeting and established quorum at 5:31pm

All the following in attendance:

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

Estella Escobar, Secretary  
Anthony Giancaterino Member at Large  
Noe Garcia (3851D)

**II. BOARD BUSINESS**

A. Board announcements

B. **Approval of minutes- FEBRUARY 20<sup>TH</sup>, 2024** - unanimous approval

C. Board members disclose any conflicts of interest regarding agenda items - no COIs to report

**III. SPECIAL GUESTS: NONE**

**IV. HOMEOWNER FORUM** - The Homeowner Forum is allotted for the homeowners to bring questions, suggestions and comments to the attention of the Board. Please state your name and address prior to your comment. Because this is a meeting of the Board, we ask homeowners to restrict comments to three minutes, so the Board may conduct the business affairs previously scheduled on the agenda. The Board may either choose to add your topic to the agenda or table it until such time they reconvene. Thank you for your interest in your community and for your quiet observation for the duration of the meeting.

A. 3851D - no specific requests

B. Request to walk grounds to review tree damage from winter Feb/Mar storms

**V. HOMEOWNER CORRESPONDENCE –**

A. Homeowner Hearings-none scheduled

B. Board members review correspondence from the community

i. 3834A- no response from homeowner, but Molly will attach copy of common area rules to back of next month's statement.

ii. 3810C- no response from homeowner so considered closed.

**VI. MANAGER'S REPORT**

**VII. FINANCIAL MATTERS**

February Report

A. Financials unanimously approved to final audit

## **VIII. UNFINISHED BUSINESS**

- A. Security report - Lot G having continuous issues with units having 3+ vehicles
  - i. Molly to check in with Randy about tow signage update
- B. Garage update
  - i. Pending to schedule walk-through
- C. Other - None

## **IX. NEW BUSINESS**

- A. Status of circuit repair Lot H
  - i. Meter is working!
  - ii. Couple lights in Lot G are not working and will be reviewed
- B. Iron Railing proposal 3864D
  - i. Board is responsible for all METAL IRON railings within community
  - ii. Unanimous approval
- C. Post storm clean up
  - i. Landscape walk-through Friday, May 3, 2024 @9am - several directors will plan to be in attendance
  - ii. Limb damage walk-through - Thursday, April 4, 2024 @9am
  - iii. Fence walk-through - Thursday, April 4, 2024 @9am
- D. Other
  - i. 3861D-fence approval

## **X. REPORTS**

ARC Committee

## **XI. ADJOURNMENT**

Next board meeting date: Tuesday, April 16th @5:30pm

- A. Meeting unanimously approved to adjourn and move into Executive Session at 6:21pm

## **XII. Executive Session (Discuss delinquencies)**

- A. Board directors approved to adjourn meeting at 6:32pm