

HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
TUESDAY APRIL 16, 2024 AT 5:30 PM
ZOOM ONLINE MEETING PLATFORM

I. ESTABLISH A QUORUM (Three of the five directors needed)

Allison called meeting to order and quorum established at 5:32pm. All the following in attendance:

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

Estella Escobar, Secretary
Anthony Giancaterino Member at Large

Property manager: Molly Ryan
Homeowner (3851D)

II. BOARD BUSINESS

A. Board announcements

B. **Approval of minutes- MARCH 26TH,
2024** – unanimous approval of minutes

C. Board members disclose any conflicts of interest regarding agenda items

- No COIs

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.

3851D: design request – pending due to lack of images with dimensions.

V. HOMEOWNER CORRESPONDENCE –

A. Homeowner Hearings-none scheduled

B. Board members review correspondence from the community

- Request to clean pine needles out again – request approved by directors.

VI. MANAGER'S REPORT

- Tree removal invoice pending approval

VII. FINANCIAL MATTERS

March Report

- Irrigation will be turned on May15
- Meter in H lot is fixed
- March approval subject to final audit

VIII. UNFINISHED BUSINESS

A. Security report

- No security report from Randy yet

B. Garage update

- Pending vendor – waiting to schedule
- Garage #3(?) – issues with garage door?

C. Other

IX. NEW BUSINESS

A. Status of circuit repair

- Lot H – possibly 2 faults that need repair: Radiant Light to work on repair proposal.
- Tree trimming proposals

B. Security lighting – F

- Hard wired lighting covered by homeowner; motion detected lights similar to light at end of lot D; Radiant lighting to install
- Install at 3830C

C. Status of shed

- Proposal to replace shed

D. Community garage sale

- FB & Craig's list postings; Print fliers for entrances
- **Saturday June 15th 9a-3p; 9-10a will be set up & asking people to move cars: Lot A & B**
- Each unit responsible for own table and own items

E. Haul away dumpster – community clean up day

- To be set up in front of 3811D
- **Friday-Friday: 6/14-21**

F. Pet waste

- Get proposals for installing 1-2 pet waste signs and poo bags around community
- Ask city to install a sign around fork in pathway for the small open area east of community

G. Purchase of sandbags

- Unanimous approval to have Allison purchase a few bags to fill in trench on north end of area.

F. Other

- Fence walk scheduled for: Wed 4/24 – several directors and property manager will be in attendance

X. REPORTS

ARC Committee

XI. ADJOURNMENT

Next Board Meeting date-Tuesday May 14th, 2024, at 5:30 p.m.

Motion to adjourn meeting at 6:37pm to executive session.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Meeting adjourned at 6:46pm