

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION**  
**BOARD MEETING AGENDA**  
**TUESDAY MAY 14, 2024 AT 5:30 PM**  
**ZOOM ONLINE MEETING PLATFORM**

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

Quorum established at 5:37pm

The following directors were present for the meeting :

- Allison Serafin-Steere, President
- Melissa House, Vice President
- Estella Escobar, Secretary
- Anthony Giancaterino Member at Large

Molly Ryan, Metro Property Management was present for meeting

**II. BOARD BUSINESS**

- Board announcements
  - **Approval of minutes- APRIL 16<sup>TH</sup>, 2024**
- Board members disclose any conflicts of interest regarding agenda items
  - Allison Serafin-Steere has submitted a design request.

**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.

**V. HOMEOWNER CORRESPONDENCE –**

- Homeowner Hearings-none scheduled
- Board members review correspondence from the community

**VI. MANAGER'S REPORT**

2 proposals for trees and Molly to send proposal of oil spill cleanup to homeowner

**VII. FINANCIAL MATTERS**

April Report

- Unanimous approval to motion to approve the financials

**VIII. UNFINISHED BUSINESS**

- Security report
  - Randy send over report from 5/2/24: owed a vehicle and did not need to utilize any new signage
  - Molly to ask Randy to send over any documentation for latest towing laws: does association need to have proper signage present within photo view of vehicle to tow?
- Garage update

- No update
- Other
  - WO to Radiant Lighting for homeowners willing to place lights on residence

## **IX. NEW BUSINESS**

- Tree trimming proposals
  - Still waiting for final decision on proposals
- Status of shed
  - Will order new shed from Lowes
- Community garage sale and location of dumpster for community clean up day
  - Dates confirmed
  - Dumpsters to go in F lot
- Fence Maintenance Policy
  - Directors willing to hire paint analyst to suggest color options best for the community
  - Policy to standardize fencing, staining and penalties - TBD
- Other

## **X. REPORTS**

### **ARC Committee**

#### **3851D – Back concrete patio**

- Motioned to ratify, approved

#### **3815C – Front railing**

- Motioned to ratify, approved

#### **3815C – Back yard renovation**

- Motioned to ratify, approved

#### **3762D – Front railing**

- Motioned to ratify, approved

#### **3861D – Add concrete pad to front**

- Motioned to ratify, pending supplemental photos of project

#### **3861D – Rear yard artificial turf**

- Motioned to ratify, approved

#### **3762C – Front step and porch modification**

- Motioned to ratify, approved

## **XI. ADJOURNMENT**

**Next Board Meeting date**-Tuesday June 18, 2024, at 5:30 p.m.

- Approval of date/time
- Meeting adjourned to executive session at 6:42pm

## **XII. EXECUTIVE SESSION (Discuss Delinquencies)**

- Meeting adjourned at 6:45pm
- No executive session updates