

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION**  
**BOARD MEETING AGENDA**  
**TUESDAY JUNE 18, 2024 AT 5:30**  
**PM ZOOM ONLINE MEETING**  
**PLATFORM**

**I. ESTABLISH A QUORUM** (Three of the five directors needed) Quorum established at 5:34pm; all the following in attendance:

Allison Serafin-Steere, President  
Melissa House, Vice President  
Cliff Colson, Treasurer  
Estella Escobar, Secretary  
Anthony Giancaterino, Member at Large  
Jennifer, Home owner  
Molly Ryan, Metro Property Management

**II. BOARD BUSINESS**

- A. Board announcements
- B. **Approval of minutes- MAY 14<sup>TH</sup>, 2024** unanimous approval
- C. Board members disclose any conflicts of interest regarding agenda items

**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.

Jennifer 3815C – request for update on parking spot reassessment

**V. HOMEOWNER CORRESPONDENCE –**

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

Fence replacement letters have been sent out – repairs within 30 days; replacement by Oct2024  
3841 – fence request – initial denial  
3804D – garage damage by 3792A has been repaired

**VI. MANAGER'S REPORT**

Major projects listed within “New Business”  
No new sales or closings

**VII. FINANCIAL MATTERS**

May Report

Unanimous approval

**VIII. UNFINISHED BUSINESS**

- A. Security report

Tagging of dumpsters done by 3811B; owners have ordered tenants to vacate by 31JUL2024; Association to be reimbursed

B. Garage update

Repairs and meeting still TBD

Board walkthrough separate from vendor – 6/26 9am

C. Other

## **IX. NEW BUSINESS**

A. Tree trimming proposals

Tree trimming proposal – unanimous approval

B. Trash contract proposals

Continue HBS contract – 2yr with price freeze and contingency – unanimous approval

C. Shed replacement proposals

Tuff Shed proposal – unanimous approval

D. Community garage sale final details

Advertisements in: Craig's List, FB Marketplace, FB Groups, DIY poster signs

E. Fence Maintenance Policy

Standardized stain colors – pending until after new house paint colors chosen

F. Paint schemes

Options still TBD – revisit in July

G. Community irrigation

Per Alex and Sons all zones working

Per City of Aurora: restrict 10a-6p twice per week; June roaders on for max 23min

**As of 6/18 instructed to water: every other day, each zone 30 min and test for**

H. Community movie night

Order new supplies and tentatively start on 6/22

Estella to start email discussion about other dates

I. Other

Lighting update: home security lighting approved, but not update per Radiant Lighting

Tree pruning: Molly to look into scheduled dates

Squirrel relocation proposal: explore options and revisit in Aug2024

## **X. REPORTS**

**ARC Committee**

3864A – Solar panels

Approval contingent roof replaced

## **XI. ADJOURNMENT**

**Next Board Meeting date**-Tuesday July 16, 2024, at 5:30 p.m.

Meeting adjourned at 7:08pm and move to executive session

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

Move forward to executive session at 7:09pm

Approval to send eviction notice to vacate garage

Meeting adjourned at 7:13pm