

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA**

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

Allison Serafin-Steere, President

Melissa House, Vice President

Vacant, Treasurer

Estella Escobar, Secretary

Anthony Giancaterino Member at Large

- Luis, Alex & Sons, owner
 - Laura, Homeowner 3830D
 - Molly Ryan, Metro Property Management
-
- Quorum established and meeting moved into session at 5:32pm

II. BOARD BUSINESS

A. Board announcements Ratify resignation

B. Approval of minutes- JUNE 18TH, 2024

- Unanimous approval

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

- None mentioned

III. SPECIAL GUESTS: LUIS HERNANDEZ, ALEX AND SONS

- Reminded to remove previous last year's approval of Junipers and shrub removal
- Motion to have Revive put down due to browning turf
- Also requesting to put down Broadleaf

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.

- 3830D – requesting motion sensor spotlight – Falch and Falch

V. HOMEOWNER CORRESPONDENCE –

A. Homeowner Hearings-ONE SCHEDULED

- Owner did not appear for hearing; Board decided to not waive the fine and close the hearing.

B. Board members review correspondence from the community

- 1 garage needs to be vacated by 7/31
- 3 garages are vacant and will send notification to those next on waitlist; 2 doors need to be updated
- 3811C – sewer back up – unanimous approval of board that the sewer lines will be the responsibility of the homeowner and unless tree roots are crushing a line, the tree will not be removed. The association will not be responsible for the payment.

VI. MANAGER'S REPORT

VII. FINANCIAL MATTERS

June Report

- motion to approve, unanimous approval

VIII. UNFINISHED BUSINESS

A. Security report

- Randy will send an update soon

B. Garage update

- Looking for 1 more garage door proposal

~~C. Other~~

IX. NEW BUSINESS

A. Paint schemes

- Board members will continue to discuss options – Plans to determine colors by August meeting
- Determine vendor with wood estimates

B. Fence Maintenance Policy

- Fence walkthrough to confirm repairs – Planned for 7/24 @3pm

C. Community movie night

- Flyers will be made and printed for door distribution
- Add comment about children 14 and under need a parent present

D. Community irrigation

- Mentioned previously with Luis

~~E. Other~~

X. REPORTS

ARC Committee

3864A – Solar panels – Ratify approval

- Motion to ratify – unanimous approval

XI. ADJOURNMENT

Next Board Meeting date-Tuesday August 20, 2024, at 5:30 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

- Motion to adjourn meeting and move to executive session at 7:14pm
- Executive session adjourned at 7:26pm