

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY OCTOBER 15, 2024 AT 5:30 PM
ZOOM ONLINE MEETING PLATFORM**

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
Molly Ryan, Metro Property Management
Quorum established at 5:36pm

II. BOARD BUSINESS

A. Board announcements

None

B. **Approval of minutes- SEPTEMBER 17TH, 2024**

Approval of minutes

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

COI with ARC request

III. SPECIAL GUEST:

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 –

A. Homeowner Hearings-NONE SCHEDULED

None

B. Board members review correspondence from the community

None

VI. MANAGER'S REPORT

None

VII. FINANCIAL MATTERS

Motion to approve financials approved

A. 2025 Budget

Allison to apply for tree grant again & should cover for any additional maintenance

Dues will be incrd to \$220

Motion to approve budget approved

B. Proposal

VIII. UNFINISHED BUSINESS

A. Security report

No update

B. Garage update

2 upcoming garages will be leased out

C. Other

Shed painting and install will be back

IX. NEW BUSINESS

A. Tree Risk Assessment Policy

Unanimous approval to adopt policy

B. Landscape and Snow Removal proposals

Tentative snow removal only company proposal

Looking for landscaping only company proposals

C. Proposal to clean gutters

Motion to approve Heritage Roofing proposal – unanimous approval

D. Other

X. REPORTS

ARC Committee

3861D – Install iron handrail

Motion to approve, approved

3861D – Fence replacement

Fence is approved contingent on shared fence not being replaced as described

3814B – concrete patio

Motion to approve, approved

XI. ADJOURNMENT

Next Board Meeting date-2024 ANNUAL MEETING Tuesday November 19, 2024, at 5:30 p.m. In person?

Meeting adjourned at 6:48pm and moved to executive session

XII. EXECUTIVE SESSION (Discuss Delinquencies)