

**HAMPDEN HILLS AURORA HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY NOVEMBER 19, 2024, FOLLOWING THE 2024 ANNUAL MEETING  
10800 E BETHANY DRIVE, SUITE 235 AURORA, CO 80014**

**1) ESTABLISH A QUORUM (THREE OF THE FOUR DIRECTORS NEEDED)**

- a) Allison Serafin-Steer, President
- b) Melissa House, Vice President
- c) Vacant, Treasurer
- d) Estella Escobar, Secretary
- e) Anthony Giancaterino, Member at Large
- f) Jen Wyman, Property Manager-Metro Property Management
- g) Molly Ryan, Property Manager-Metro Property Management
- h) Randy Brown, Brownstone Security

**2) BOARD BUSINESS**

- a) Board Announcements
  - i) Introduction of Jen Wyman
- b) Approval of minutes – October 15<sup>th</sup>, 2024
  - i) **October minutes received unanimous approval**
- c) Board members disclose any conflicts of interest regarding agenda items
  - i) **No COIs at this time**

**3) SPECIAL GUESTS**

- a) **Randy**
  - i) **3770C – tow**
  - ii) **Two requests to aid in community safety/security improvement:**
    - (1) **Towing signage to be updated to regulations**
      - (a) **As of 2024 there have been major towing regulation updates: 1) no e-signatures allowed 2) bilingual 3) letter sizing**
      - (b) **Contact Randy for updated regulations**
    - (2) **Lighting in F and H lots**

**4) 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.

- a) None

**5) HOMEOWNER CORRESPONDENCE**

- a) Homeowner hearings
  - i) None scheduled

- b) Board members review correspondence from the community

**6) MANAGER'S REPORT**

**7) FINANCIAL MATTERS**

- a) October Report

**8) UNFINISHED BUSINESS**

- a) Security Report
  - i) See updates in "Special Guest" section from Randy
- b) Garage Report
  - i) 3 garages available  
**(1) Trying to contact homeowners to occupy**
- c) Other – Shed
  - i) **North facing – install date scheduled for Saturday, but may need to be rescheduled due to snow mound from previous storm still on the ground**

**9) NEW BUSINESS**

- a) Assign Board Member Titles
  - i) All members will hold their positions
  - ii) Motion to approve, unanimously approved
- b) Ratify Alex and Sons Snow Removal proposal
  - i) **Need new company ASAP, but will continue for A&S for winter season**
- c) Proposal to renew lighting contract
  - i) **Motion to approve 3 year contact, unanimously approved**
- d) Proposal to paint the community with wood replacement
- e) Irrigation repairs – response from Alex and Sons
- f) Other
  - i) None

**10) REPORTS**

- a) ARC Committee

**11) ADJOURNMENT**

- a) Next Board Meeting: Tuesday, January 21, 2025, at 5:30 PM over Zoom
- b) **Motion to adjourn at 6:33 PM**

**12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)**