

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, JANUARY 21, 2025, AT 6:00 PM
VIA ZOOM**

- I. ESTABLISH A QUORUM** Allison Serafin-Steere called the meeting to order at 6:05 pm. The following directors were present:
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|-----------------------------------|--------------------------------------|
| Allison Serafin-Steere, President | Estella Escobar, Secretary-Absent |
| Melissa House, Vice President | Anthony Giancaterino Member at Large |
| Vacant, Treasurer | |
- II. BOARD BUSINESS**
- Board announcements-** There were no announcements.
- Approval of minutes- November 19, 2024.** The minutes were not available for approval.
- Board members disclose any conflicts of interest regarding agenda items-** There were no conflicts to disclose.
- III. SPECIAL GUEST-** None scheduled.
- IV. HOMEOWNER FORUM –** There were no homeowners present.
- V. HOMEOWNER CORRESPONDENCE –**
- Homeowner Hearings-** None scheduled.
- Board members review correspondence from the community-** There was no correspondence to review.
- VI. MANAGER’S REPORT-** Management provided a verbal report to the Board.
- VII. FINANCIAL REPORT**
- November-December 2024-** On a motion duly made and seconded, the Board approved the November and December 2024 financials, subject to final audit.
- VIII. UNFINISHED BUSINESS**
- Security report-** Management provided a verbal report to the Board based on the information provided by Brownstone Security. The report consisted of several light poles that were out or had dim bulbs.
- Garage update-** Management reported that they are calling all interested homeowners on the waitlist to determine if they still have an interest in leasing a garage.
- IX. NEW BUSINESS**
- Insurance renewal-** On a motion duly made and seconded, the Board unanimously approved the insurance renewal with Farmers Insurance.
- 2025 management agreement-** On a motion duly made and seconded, the Board unanimously approved the 2025 management agreement with Metro Property Management.
- Painting and wood replacement proposals-** The Board would like management to negotiate the proposal submitted by Executive Coatings and Contracting to see if they are willing to adjust their pricing.
- Corporate Transparency Act-** Management informed this matter is pending until the end of March.
- Tree planting grant-** Allison informed that she applied for a tree planting grant. She will provide an update to the Board once she receives a response.
- X. REPORTS**
- ARC Committee-** Nothing to report.

XI. ADJOURNMENT- On a motion duly made and seconded, the Board unanimously agreed to adjourn the meeting at 6:38 pm.

Next Board Meeting date-Tuesday February 18, 2025, at 6:00 p.m. Via zoom

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman