

HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
Tuesday, February 18th, 2025 at 6:00 PM via Zoom

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) Amy, Homeowner 3810 #D
- g) Elaine G, Homeowner 3861 #D
- h) Jen Wyman, Property Manager-Metro Property Management

2) BOARD BUSINESS

- a) Board Announcements
 - i) Introduction of Jen Wyman
- b) Approval of minutes – November 19, 2024 and January 21, 2025
 - i) November minutes were not prepared, board has decided to postpone approval for March’s meeting.
 - ii) January 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) None

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 REPORT

- a) January 2025

8) UNFINISHED BUSINESS

- a) Security Report
 - i) No reports from Randy
- b) Garage Report
 - i) Metro has worked to lease out most garages, majority of runner ups choose to defer due to location of garages available.
 - ii) **Two units pending availability**
- c) Painting and wood replacement proposals
 - i) Painting will planned to be completed in phases: Spring to Fall of 2025
 - ii) **Schedule walkthrough for wood replacement with ECC**
 - iii) Motion to approve bid for ECC unanimously approved
 - iv) Molly Ryan (Metro) has color scheme choices
- d) Other
 - i) None

9) NEW BUSINESS

- a) Light pole repair proposals
 - i) 3840 trenching to be done in Spring – motion to approve, unanimously approved
 - ii) Radiant Lighting motion security lighting bid – 3830C, 3824C, 3814A, and 3814D – F lot; have motion sensor lights hard wired to house units to overlook parking lots for added security to parking; *homeowners are aware and agree added electricity costs will be their responsibility.*
- b) Other
 - i) None

10) REPORTS

- a) ARC Committee

11) ADJOURNMENT

- a) Next Board Meeting: Tuesday, March 18, 2025, at 6:00 PM via Zoom
- b) Motion to adjourn at 6:45 PM

12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) Motion to adjourn at 6:48 PM