

**HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION**  
**BOARD MEETING AGENDA**  
**Tuesday, March 18<sup>th</sup>, 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) Jen Wyman, Property Manager-Metro Property Management
- g) Quorum established at 6:00pm

**2) BOARD BUSINESS**

- a) Board Announcements
- b) Approval of minutes – November 19, 2024 and February 18, 2025
  - i) Motion to approve Nov & Feb – approved
- c) Board members disclose any conflicts of interest regarding agenda items

**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
  - i) No correspondence needing approval

**6) MANAGERS REPORT**

- a) No other new items than will be reported in “New Business” section

**7) FINANCIAL REPORT**

- a) February 2025
  - i) Motion to approve – approved

**8) UNFINISHED BUSINESS**

- a) Security Report
  - i) No update
- b) Garage Update
  - i) No updates – still pending 2 garage units to be leased
- c) Painting and wood replacement proposals
  - i) Door painting proposal – Will offer homeowners 6 color choices  
**(1) Send out communication to homeowners about house color and door color preferences**
- d) Other
  - i) None

## 9) NEW BUSINESS

- a) 2025 landscape maintenance proposals
  - i) Valor snow removal proposal, approval ratified
- b) Drainage repair proposal
  - i) **Modify and update proposal to complete update of keystone brick retaining wall for line item #3**
  - ii) **3815B retaining wall proposal**
- c) Community Garage Sale
  - i) **Postpone for next month**
- d) EV Chargers
  - i) **Jen will get attorney's advice on appropriate language to reword policy**
- e) F lot additional security lighting
  - i) Radiant is opposed to installing motion sensing light fixtures; Jen will look for lights on Amazon to mount to units
- f) Other
  - i) None

## 10) REPORTS

- a) ARC Committee
  - i) 3780D- roof replacement

## 11) ADJOURNMENT

- a) Next Board Meeting: Tuesday, April 15, 2025 at 6:00 PM via Zoom
- b) **Motion to adjourn at 7:11 PM**

## 12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) **Motion to adjourn at 7:12 PM**