

HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
Tuesday, April 15th, 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 6:03pm

2) BOARD BUSINESS

- a) Board Announcements
- b) Approval of minutes – March 18, 2025
 - i) Motion to approve Mar – 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) Valor – Mow days are Mondays; Start 4/14/25
- b) 3749C; 3750A-leaking backflow and mainline

7) FINANCIAL REPORT

- a) March 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
(1) Motion to approve lowering payment for garages #4 and #5-approved
- 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
(2) Jen will send letter to units
- d) Corporate Transparency Act Update
 - i) Board members are exempt
- e) Drainage repair/concrete/retaining wall proposal
 - i) Move forward with options 1 & 2 – ratify – motion approved
- f) Other
 - i) None

9) NEW BUSINESS

- a) Rock install in tree island proposal (F lot)
 - i) Postpone to Fall 2025
- b) Retaining timber beam removal proposal
- c) Irrigation repair proposal-ratify
 - i) Motion to approve-approved
- d) Tree planting
 - i) Fall tree planting?
 - ii) Tree preventative care proposal
- e) Garage sale
 - i) June 7 start time TBD – email notification to go out
 - ii) Movie night to follow
- f) Other

10) REPORTS

- a) ARC Committee
 - i) No new requests

11) ADJOURNMENT

- a) Next Board Meeting: Tuesday, May 20, 2025 at 6:00 PM via Zoom
- b) Motion to adjourn at 7:00 PM

12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) Motion to adjourn at 7:01 PM