

**HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION**  
**BOARD MEETING AGENDA**  
**Tuesday, May 20<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 6:01pm

**2) BOARD BUSINESS**

- a) Board Announcements
- b) Approval of minutes – April 15, 2025
  - i) Motion to approve Apr – approved
- c) Board members disclose any conflicts of interest regarding agenda items
  - i) Estella has COI with ARC proposal

**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) MANAGERS REPORT**

**7) FINANCIAL REPORT**

- a) April 2025
  - i) Motion to approve - approved

**8) UNFINISHED BUSINESS**

- a) Security Report

- i) No updates from Randy
  - ii) Motion lights ordered, pending electrician to mount
- b) Garage Update
  - i) 2 units pending
- c) Painting and wood replacement proposals
  - i) Discussed progress of painting project
- d) Community Garage sale and movie night
  - i) Proposal for 2 vinyl banners with grommets and 1 metal yard sign
  - ii) Movie night event scheduling
- e) Retaining wall proposals
  - i) Motion to approve proposal at 3815B-approved
- f) Other
  - i) EV chargers
    - (1) Follow up with attorney about policy

## 9) NEW BUSINESS

- a) Trenching for new electrical proposal
  - i) Acquire new proposal
- b) Tree ring herbicide application proposal
- c) Asphalt proposals
  - i) Motion to approve Front Range proposal– approved
- d) Retaining timber beam removal/drain modification proposal-ratify
  - i) Motion to ratify – approved
- e) Other

## 10) REPORTS

- a) ARC Committee
  - i) 3820B – roof replacement-ratify
    - (1) Motion to ratify – approved
  - ii) 3770B – evaporative cooler replacement-ratify
    - (1) Motion to ratify – approved
  - iii) 3792B – deck installation/ landscaping-ratify
    - (1) Motion to ratify – approved
  - iv) 3780D – roof replacement
    - (1) Tabled for further review

## 11) ADJOURNMENT

- a) Next Board Meeting: Tuesday, June 17, 2025 at 6:00 PM via Zoom
- b) Motion to adjourn at 7:32 PM

## 12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) Motion to adjourn at 7:32 PM