

**HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION  
BOARD MEETING AGENDA**

**Tuesday, June 17<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 6:05pm

**2) BOARD BUSINESS**

- a) Board Announcements
- b) Approval of minutes – May 20, 2025
  - i) Motion to approve May – approved
- c) Board members disclose any conflicts of interest regarding agenda items
  - i) No COIs

**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) May 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) Trenching for new electrical proposal
  - i) The Board unanimously approved the proposal from Strand Concrete to trench for the new electrical in the amount of \$3,300.
- e) Garage door replacement proposal
  - i) Pending further review of previous garage work
- f) Other

#### **9) NEW BUSINESS**

- a) Adopt-a-spot pilot program proposal
  - i) Tabled for further review
- b) Other - None

#### **10) REPORTS**

- a) ARC Committee
  - i) 3780A – Deck Replacement
    - (1) Pending approval – need additional details
  - ii) 3780A – Tree Planting
    - (1) Pending approval – need additional info for tree species and planter details
  - iii) 3780D – roof replacement
    - (1) Denied – need lighter color to match community

#### **11) ADJOURNMENT**

- a) Next Board Meeting: Tuesday, July 22, 2025, at 6:00 PM via Zoom
- b) Motion to adjourn at 7:18 PM

#### **12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)**

- a) Motion to adjourn at 7:18 PM