

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, JULY 15, 2025, AT 6:00 PM
VIA ZOOM**

- I. ESTABLISH A QUORUM** Allison Serafin-Steere called the meeting to order at 6:03 pm. The following directors were present:

Allison Serafin-Steere, President
Melissa House, Vice President
Vacant, Treasurer

Estella Escobar, Secretary
Anthony Giancaterino Member at Large- Absent

II. BOARD BUSINESS

Board announcements- There were no announcements.

Approval of minutes- June 17, 2025. One correction to the minutes was noted, the next Board meeting date was indicated to be on July 22, however it was scheduled for July 15. On a motion duly made and seconded, the Board unanimously approved the minutes as amended from June 17, 2025.

Board members disclose any conflicts of interest regarding agenda items- There were no conflicts to disclose.

- III. SPECIAL GUEST-** None scheduled.

- IV. HOMEOWNER FORUM –** There were no homeowners present.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- None scheduled.

Board members review correspondence from the community- The Board review correspondence to and from the community. The Board will explore the options for installing a handicap ramp in either the D or E lot. The Board will solicit a proposal from the landscape company to reconfigure the irrigation system outside of a home.

- VI. MANAGER'S REPORT-** The Board reviewed the report submitted by management.

VII. FINANCIAL REPORT

June 2025- On a motion duly made and seconded, the Board approved the June 2025 financials, subject to final audit.

VIII. UNFINISHED BUSINESS

Security report- The Board reviewed communication submitted by Brownstone Services regarding expired tags.

Garage update- Management informed the Board that all garages should be rented out for the same monthly amount. There should be no difference in the amount the garages are rented for based on their location.

Painting and wood replacement- Management provided an update to the Board that phase 1 wood replacement will start on July 21.

Trenching for new electrical proposal- The Board unanimously agreed to table this matter. The Board would like to explore the option of a complete renovation of the underground electrical, as well as the installation of new light poles in the community.

Garage door replacement proposal- On a motion duly made and seconded, the Board unanimously approved the proposal from American Garage Door to replace the garage doors, #16, #19, #21, in the amount of \$5,454.49. The costs for two of the garage doors will be billed back to the homeowners.

IX. NEW BUSINESS

Gutter cleaning proposal- The Board has tabled this matter for additional proposals and a thorough inspection of the gutters that need cleaned.

Motion light installation proposal- On a motion duly made and seconded, the Board unanimously approved the proposal submitted by Strand in the amount of \$1,800 to install motion lights in the F lot.

Electric vehicle policy draft- The Board will review this policy.

X. REPORTS

ARC Committee-

3780 #A-deck replacement-On a motion duly made and seconded, the Board unanimously approved the request to install Trex decking in Honey Sand.

3780 #A- tree planting- The Board needs more information before approving this request, the location of the tree and who will be planting the tree.

3834 #D- window replacement- On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

3830 #A- window replacement- On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

3861 #B- window replacement- On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

XI. ADJOURNMENT- On a motion duly made and seconded, the Board unanimously agreed to adjourn the meeting at 7:13 pm.

Next Board Meeting date-Tuesday August 19, 2025, at 6:00 p.m. Via zoom

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman