

HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
Tuesday, August 19th, 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) Jen Wyman, Property Manager-Metro Property Management
- f) Quorum established at 6:04pm

2) BOARD BUSINESS

- a) Board Announcements
- b) Approval of minutes – July 20, 2025
 - i) Motion to approve July – approved
- c) Board members disclose any conflicts of interest regarding agenda items
 - i) Yes - 3782B

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) July 2025

8) UNFINISHED BUSINESS

- a) Security Report
- b) Garage Update

- i) 3 garages open and available for renting
- c) Painting and wood replacement phases
 - i) Continuation of phases
- d) Gutter cleaning proposal
 - i)
- e) EV policy draft
 - i) Tabled for review until next meeting
- f) Other
 - i) Lighting will be too big a project for radiant lighting

9) NEW BUSINESS

- a) Parking lot asphalt (lots B, E, F)
 - i) Board looking into proposals
- b) Handicap accessibility ramp proposal
 - i) Motion to approve – approved
- c) Valor Landscape communication
 - i) Homeowners are not allowed to ask landscapers do jobs
- d) Movie kit
 - i) Tabled for future meetings
- e) Other - None

10) REPORTS

- a) ARC Committee
 - i) 3782 #B- Fence replacement
 - (1) Motion to ratify – approved
 - ii) 3780 #D- Roof replacement – ratify
 - (1) Motion to ratify – approved
 - iii) 3770 #A- design request pending, but work completed
 - iv) 3762 #C- windows
 - (1) Motion to approve – approved

11) ADJOURNMENT

- a) Next Board Meeting: Tuesday, Sept 16, 2025 at 6:00 PM via Zoom
 - i) Time of next meeting will be confirmed
- b) Motion to adjourn at 7:14 PM

12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) Motion to adjourn at 7:14 PM