

HAMPDEN HILLS AURORA HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
Tuesday, November 18th, 2025, Following the Annual Meeting
via Zoom

1) ESTABLISH A QUORUM (THREE OF THE FOUR DIRECTORS NEEDED)

- a) TBD, President
- b) TBD, Vice President
- c) TBD, Treasurer
- d) TBD, Secretary
- e) TBD, Member at Large
 - i) Allison Serafin-Steere
 - ii) Melissa House
 - iii) Estella Escobar
 - iv) Anthony Giancaterino
 - v) Jen Wyman, Property Manager-Metro Property Management
 - vi) Mario V.-Homeowner
 - vii) Sam S.-Homeowner
 - viii) Amy N.-Homeowner
 - ix) Sadjo-Homeowner
 - x) Mike M.-Homeowner
 - xi) Mahamet-Homeowner
 - xii) Quorum established at 6:25pm

2) BOARD BUSINESS

- a) Board Announcements
 - i) None
- b) Approval of minutes – September 16, 2025 and October 21, 2025
 - i) Motion to approve Sept and Oct – approved
- c) Board members disclose any conflicts of interest regarding agenda items
 - i) None

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.

5) HOMEOWNER CORRESPONDENCE

- a) Homeowner hearings

- i) None
- b) Board members review correspondence from the community
 - i) 3824A: Retaining wall maintenance and nail sticking out, receding grass
 - (1) Motion to work on retaining wall next year – approved
 - (2) Water is turned off so will not work on turf
 - ii) 3820B: Wood replacement payment plan
 - (1) Motion to approve – approved
 - iii) 3810A: branches trimmed that are hanging over unit and sidewalk
 - (1) Motion to approve – approved

6) MANAGERS REPORT

- a) EV policy needs to be notarized
- b) Concrete maintenance and painting projects have been priority for 2025
- c) Motion lights still need to be hung in F lot – tabled for 2026

7) FINANCIAL REPORT

- a) September – October 2025
 - i) Motion to approve financials - approved

8) UNFINISHED BUSINESS

- a) Security Report
 - i) None
- b) Garage Update
 - i) Garage #1 rented
 - ii) Still have 2 unused (Garage #2 used for painters)
- c) Painting and wood replacement updates
 - i) Various issues being addressed
 - ii) Starting phase 4 on 11/18/25
- d) 2026 landscape maintenance contract
 - i) Motion to approve - approved
- e) Parking space designation
 - i) 3770D has 3 spots, but plans to reassign lot D parking spot– tabling for January 2026
- f) Other
 - i) None

9) NEW BUSINESS

- a) Board member titles/times
- b) Allison Serafin-Steere - President
- c) Anthony Giancaterino – Vice President
- d) Melissa House – Treasurer (accepted 3yr term)
- e) Estella Escobar – Secretary
- f) Sam Spevak – Member at Large (accepted 2yr term)
- g) Updated collection policy
 - i) Read major law changes aloud
 - ii) Tabled until Mid-December for board review pending late fee amount
- h) Annual monthly lighting maintenance proposal

- i) Motion to approve – approved
- i) Other
 - i) Ratify design request 3861C from previous month
 - (1) Motion to ratify – approved

10) REPORTS

- a) ARC Committee
 - (1) None

11) ADJOURNMENT

- a) Next Board Meeting: - Tuesday, January 20, 2026 at 6:00 PM via Zoom
- b) Motion to adjourn at 07:28 PM

12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) Motion to adjourn at 07:34 PM