

HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
Tuesday, January 20th, 2026
via Zoom

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

- a) Allison Serafin-Steere, President
- b) Melissa House, Treasurer
- c) Estella Escobar, Secretary
- d) Anthony Giancaterino, Vice President
- e) Sam Spevak, Member at Large
- f) Jen Wyman, Property Manager-Metro Property Management
- g) Tierney S. – Homeowner 3852B
 - i) Quorum established at 6:00pm

2) BOARD BUSINESS

- a) Board Announcements
 - i) None
- b) Approval of minutes – November 18, 2025
 - i) Motion to approve-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) G02 requested to be marked as “Reserved”
 - ii) 3852B gutter cleanup request – Allison to review homes that were requested for gutter cleaning

6) MANAGERS REPORT

- a) EV policy to be notarized – Allison to sign when next in office

- b) Schedule a time for Fred to place motion lights in F lot
- c) Sign off on satisfaction letter for gutter cleaning – table for next meeting

7) FINANCIAL REPORT

- a) November – December 2025
 - i) Motion to approve financials – approved
 - ii) November subject to final audit – draft – motion to transfer \$27,475.00 from reserve account to operating account – approved
 - iii) December draft budget – tabled for review in Feb2026
 - (1) Water bill/statements to be reviewed and assessed each month– to be reviewed in Feb2026

8) UNFINISHED BUSINESS

- a) Security Report
 - i) None
- b) Garage Update
 - i) 3840B – potentially interested
 - ii) 4 garages open
 - iii) Potential to amend garage policy within rules and regulations and garage lease policy agreement
- c) Painting and wood replacement updates
 - i) Close out project
 - ii) Review financials for potential to take out loan
- d) Parking space designation
 - i) D lot review of spaces – tabled for Feb2026
- e) Other
 - i) None

9) NEW BUSINESS

- a) Updated collection policy
 - i) Motion to formally adopt – approved
- b) Exterminator invoice/check
 - i) Association to cover work and assess the fee onto the tenant
- c) 2026 attorney fee schedule
 - i) Board needs to agree to fee agreement – Board agree to sign off – Allison to sign off when next in office
- d) Other
 - i) None

10) REPORTS

- a) ARC Committee
 - (1) 3853D – roof replacement – ratify
 - (a) Motion to ratify – approved
 - (2) 3815C – roof replacement – ratify
 - (a) Motion to ratify – approved

- (3) 3840B – roof replacement – ratify
- (a) Motion to ratify – approved

11) ADJOURNMENT

- a) Next Board Meeting: - Tuesday, February 17, 2026 at 6:00 PM via Zoom
- b) Motion to adjourn at 06:48pm

12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) Motion to adjourn at 06:55pm