

HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
Tuesday, February 17th, 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
 - i) Quorum established at 6:06pm

2) BOARD BUSINESS

- a) Board Announcements
 - i) None
- b) Approval of minutes – January 20, 2026
 - 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) None

6) MANAGERS REPORT

- a) Fred to repair retaining wall-see New Business
- b) Garage rental list completed-see Unfinished Business
- c) Motion light installation
- d) Board member training – TBD
- e) Check review prior to signing

7) FINANCIAL REPORT

- a) December 2025
 - i) Table approval in March
 - ii) Due to software glitch will need to table approval for Jan & Feb until March

8) UNFINISHED BUSINESS

- a) Security Report
 - i) None provided
- b) Garage Update
 - i) 2, 5, 20, 21 available
 - ii) Motion to decrease garage monthly payments to \$90 starting 01MAR2026
 - (1) Motion to approve– approved
- c) Other
 - i) Dumping issues at dumpster enclosures
 - (1) Jen to send blast email notification about community awareness

9) NEW BUSINESS

- a) Retaining wall repair proposal
 - i) Proposal to cut and remove bad section
- b) Water bill
 - i) City of Aurora increased fees
 - (1) City recommends capping turf area to help reduce water intake
 - (2) Brainstorm turf removal around community
- c) Other
 - i) None

10) REPORTS

- a) ARC Committee
 - (1) 3840B – deck removal – ratify
 - (a) Motion to ratify – approved

11) ADJOURNMENT

- a) Next Board Meeting: - Tuesday, March 10, 2026 at 6:00 PM via Zoom
- b) Motion to adjourn at 07:10pm

12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) Motion to adjourn at 07:10pm