

HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
Tuesday, March 10th, 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) Molly Ryan, Property Manager-Metro Property Management
- g) Tirenay Sanchez - Homeowner
 - i) Quorum established at 6:05pm

2) BOARD BUSINESS

- a) Board Announcements
 - i) None
- b) Approval of minutes – February 17, 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) 3852 #C - Waive late fee
 - (1) Motion to approve- approved

6) MANAGERS REPORT

- a) None – Jen Wyman out sick

7) FINANCIAL REPORT

- a) December 2025 - February 2026
 - i) Reconciled Dec2025 & Jan2026
- (1) Motion to approve pending final audit – approved

8) UNFINISHED BUSINESS

- a) Security Report
 - i) Request to have Brownstone Security attend April 2026 meeting
- b) Garage Update
 - (1) No updates
- c) Other
 - (1) None

9) NEW BUSINESS

- a) Irrigation start up repair proposal
 - i) Motion to approve Valor proposal – approved
 - ii) Schedule walkthrough
- b) Other
 - i) None

10) REPORTS

- a) ARC Committee
 - (1) 3740 #A – sewer line replacement – ratify
 - (a) Motion to ratify – approved
 - (2) 3757 #B – repair front door and stain to match existing
 - (a) Motion to approve – approved
 - (b) Request for details about previous fees assessed

11) ADJOURNMENT

- a) Next Board Meeting: - Tuesday, April 21, 2026 at 6:00 PM via Zoom
- b) Motion to adjourn at 6:40pm

12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) Motion to adjourn at 6:49pm