HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
Tuesday, April 21th, 2026 at 6:00pm
via Zoom

1) **ESTABLISH A QUORUM (THREE OF THE FOUR DIRECTORS NEEDED)**
   a) Allison Serafin-Steere, President
   b) Anthony Giancaterino, Vice President
   c) Melissa House, Treasurer
   d) Estella Escobar, Secretary
   e) Sam Spevak, Member at Large
   f) Jen Wyman, Property Manager-Metro Property Management
   g) Randy Brown, Brownstone Security, Guest
      i) Quorum established at 6:03pm

2) **BOARD BUSINESS**
   a) Board Announcements
      i) None
   b) Approval of minutes – March 10, 2026
      i) Motion to approve – approved
   c) Board members disclose any conflicts of interest regarding agenda items
      i) Allison has COI with design request for 3770 #C – below

3) **SPECIAL GUESTS**
   a) Randy Brown, Brownstone Services
      i) Towing signs – single sign with bilingual text– to be installed at entrances 4/22/26
      ii) Light strings out in H lot & E lot – recommended addition of solar lights to pole toppers where lighting is out
      iii) Recommended addition of solar motion powered lights for dumpster enclosures

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) 3780 #D: Board to cap the irrigation line and tenants can move forward with landscape adjustment

ii) 3831 #A: Board declines to cover reimbursement; will meet with Valor about landscaping for area

6) **MANAGERS REPORT**
   a) No major updates

7) **FINANCIAL REPORT**
   a) February – March 2026
      i) Motion to approve subject to final audit – approved

8) **UNFINISHED BUSINESS**
   a) Security Report
      i) See 'Special Guests' section
   b) Garage Update
      i) Available units: 5, 6 & 8
   c) Parking lot assignment, 3770 #D
      i) Repaint parking spaces after sale of house
   d) Other
      (1) None

9) **NEW BUSINESS**
   a) Axela collection services agreement
      i) Table for May2026 meeting
   b) Other
      i) None

10) **REPORTS**
   a) ARC Committee
      i) 3851 #B – roof replacement – ratify
         (1) Motion to ratify – approved
      ii) 3757 #B – roof replacement – ratify
         (1) Motion to ratify – approved
      iii) 3792 #A – concrete patio – ratify
         (1) Motion to ratify – approved
      iv) 3762 #C – outdoor lighting fixture – ratify
         (1) Motion to ratify – approved

11) **ADJOURNMENT**
   a) Next Board Meeting: - Tuesday, May 19, 2026 at 6:00 PM via Zoom
      i) Pending reschedule to Tuesday, May 12th @6:00pm
   b) Motion to adjourn at 7:04pm

12) **EXECUTIVE SESSION (DISCUSS DELINQUENCIES)**
   a) Motion to adjourn at 7:05pm