

HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
Tuesday, May 12th, 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) Aschtun – homeowner 3840B
- h) Quorum established at 06:04pm

2) BOARD BUSINESS

- a) Board Announcements
 - i) None
- b) Approval of minutes – April 21, 2026
 - i) Motion to approve – approved subject to final audit.
- c) Board members disclose any conflicts of interest regarding agenda items
 - i) None

3) SPECIAL GUESTS

- i) 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) 3840B – bee infestation through exterior socket
 - (1) Board will get quotes for bee hive removal
- b) Board members review correspondence from the community
 - i) Ester shrub removal – quote to approve shrub removal

6) MANAGER'S REPORT

- a) Reviewed

7) FINANCIAL REPORT

- a) April 2026
 - i) Motion to approve – approved
 - ii) Board will get quote from ECC for payment plan

8) UNFINISHED BUSINESS

- a) Security Report
 - i) None
- b) Garage Update
 - i) Available units: 5, 6 & 8
 - ii) Board will send another reminder email and then work on updating rental policy
- c) Axela Collection Services agreement
 - i) Table for June meeting
- d) Other
 - (1) None

9) NEW BUSINESS

- a) Curb parking violations
 - i) Higher enforcement
- b) Towing signs at main entrances
 - i) Board to confirm with Security when these will be installed
- c) Board to look into updating community bylaws
- d) Other
 - i) None

10) REPORTS

- a) ARC Committee
 - (1) 3480 #B – backyard enhancements
 - (a) Motion to approve- approved
 - (2) 3780 #A – plant tree
 - (a) Motion to approve – approved

11) ADJOURNMENT

- a) Next Board Meeting: - Tuesday, June 16, 2026, at 6:00 PM via Zoom
- b) Motion to adjourn at 06:53pm

12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

- a) Motion to adjourn at 06:55pm