HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
Tuesday, June 16th, 2026, at 6:00pm
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) Sam Spevak, Member at Large
   e) Jen Wyman, Property Manager-Metro Property Management
   f) Quorum established at 06:03pm

2) **BOARD BUSINESS**
   a) Board Announcements
      i) Melissa will be resigning from the board
   b) Approval of minutes – May 12, 2026
      i) Motion to approve – approved
   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
   b) Board members review correspondence from the community
      i) 3811C: requesting credit for community area clean up
         (1) Request denied
      ii) Concerns with irrigation working in the community
         (1) Property manager to confirm backflow turned on
      iii) 3780B: sprinkler heads broken? – request to fix sprinkler head and plant turf

6) **MANAGERS REPORT**
   a) The Board reviewed the report submitted by management

7) **FINANCIAL REPORT**

a) May 2026
   i) Motion to approve subject to final audit – approved

8) **UNFINISHED BUSINESS**
   a) Security Report
      i) None
   b) Garage Update
      i) Available units: 2, 5, 6, 8, 17
      ii) Board will review policy and table the idea of revisions next month
   c) Axela Collection Services agreement
      i) Motion to approve – approved
      ii) Threshold amount approved
   d) Governing document revision
      i) Board will table for July meeting
   e) Parking spot in Lot D (D09)
      i) Will be reassigned to 3770A
      ii) D12 will be reassigned as a visitor spot
   f) Property management will work on sending out blast email to community about 2026 junk removal fees to increase awareness
   g) Board will schedule haul-away dumpsters on 8/6-11/26 & Community Garage Sale
   h) Other
      (1) None

9) **NEW BUSINESS**
   a) Board member resignation
   b) Trash contract renewal
      i) Current company is merging with Waste Management
      ii) Property Manager will get proposal from Republic
   c) Pest control proposal – 3810 #B ratify
      i) Motion to ratify, approved
   d) Other
      i) None

10) **REPORTS**
   a) ARC Committee
      i) None

11) **ADJOURNMENT**
   a) Next Board Meeting: - Tuesday, July 21, 2026, at 6:00 PM via Zoom
   b) Motion to adjourn at 07:00pm

12) **EXECUTIVE SESSION (DISCUSS DELINQUENCIES)**
   a) Motion to adjourn at 07:01pm