HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, JULY 21, 2026, AT 6:00 PM
VIA ZOOM

I. **ESTABLISH A QUORUM** Allison Serafin-Steere called the meeting to order at 6:07 pm. The following directors were present:

Allison Serafin-Steere, President
Anthony Giancaterino, Vice President
Melissa House, Treasurer
Estella Escobar, Secretary- Absent
Sam Spevak, Member at Large

II. **BOARD BUSINESS**

Board announcements- There were no announcements.

Approval of minutes- June 16, 2026. On a motion duly made and seconded, the minutes from June 16, 2026, were approved as written.

Board members disclose any conflicts of interest regarding agenda items- There were no conflicts to disclose.

III. **SPECIAL GUEST-** None scheduled.

IV. **HOMEOWNER FORUM –** There were 2 homeowners present. Homeowners discussed the following topics: juniper removal, shrub trimming, and reducing mowing due to the water restrictions.

V. **HOMEOWNER CORRESPONDENCE –**

Homeowner Hearings- None scheduled.

Board members review correspondence from the community- The Board review correspondence to and from the community.

VI. **MANAGER'S REPORT-** The Board reviewed the report submitted by management.

VII. **FINANCIAL REPORT**

June 2025- On a motion duly made and seconded, the Board approved the June 2026 financials, subject to final audit.

VIII. **UNFINISHED BUSINESS**

Security report- Nothing to report.

Garage update- Management informed the Board that there are 6 vacant garages available for rent.

Axela collection services agreement- *update*- Management provided an update to the Board after an additional call with Axela, where it was disclosed that Axela does retain the interest and late fees collected on each homeowner account transferred to them for collections. The Board unanimously approved the collection services agreement with Axela.

Governing document revision- The Board has tabled this matter.

IX. **NEW BUSINESS**

Trash renewal contract- *ratify*- The Board unanimously ratified the approval of the Waste Management contract in the amount of $1,810 per month.

Wooden bridge repair proposal- The Board unanimously approved the proposal from Falch and Falch in the amount of $1,165 to rebuild the wooden bridge with Trex top deck boards.

Valor account manager correspondence- The Board has been advised that there is a new account manager with Valor Landscape and would like to set up an onsite meeting with him.

Drip installation proposal- The Board has tabled this matter.

2026 plant healthcare proposal- The Board has tabled this matter.

Tree branch trimming and shrub removal proposal- The Board would like to solicit another proposal for removing the dead shrub at 3831 #A.

Community Sale- August 8- The Board confirmed date for the upcoming community sale.

Dumpster rental- The Board reviewed pricing from Junk King for the roll-off dumpster rental. The Board would like to solicit pricing from another vendor.

X. REPORTS

ARC Committee-

3850 #A -sewer line replacement- *ratify*-The Board unanimously ratified the approval of the sewer line replacement.

3811 #A- front stoop/handrail replacement- *ratify*- The Board unanimously ratified the approval of the front stoop and handrail replacement.

XI. ADJOURNMENT-

ADJOURNMENT- On a motion duly made and seconded, the Board unanimously agreed to adjourn the meeting at 6:47 pm.

Next Board Meeting date-Tuesday August 18, 2026, at 6:00 p.m. via Zoom.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman