HAMPDEN HILLS AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
Tuesday, September 15th, 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) Vacant, Treasurer
   d) Estella Escobar, Secretary
   e) Sam Spevak, Member at Large
   f) Marchann Bittler, Homeowner
   g) Jen Wyman, Property Manager-Metro Property Management
   h) Quorum established at 06:03pm

2) **BOARD BUSINESS**
   a) Board Announcements
   b) Approval of minutes – August 18, 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

6) **MANAGER'S REPORT**
   a) The Board reviewed the report submitted by Management

7) **FINANCIAL REPORT**
   a) August 2026
      i) The financials were approved subject to final audit.

8) **UNFINISHED BUSINESS**

a) Security Report
   i) None
b) Garage Update
   i) Available units: 2, 5, 6, 8, 17, 20
c) Governing document revision
   i) This matter is tabled.
d) Other

9) NEW BUSINESS

a) Valor Communication
   i) The Board reviewed the correspondence from Valor regarding the steep increase in the 2027 landscape maintenance contract. Allison will reach out to the account manager, which will determine the Board's decision.
b) Snow removal proposal
   i) This matter is tabled.
c) Striping/pothole proposals
   i) The Board unanimously approved the proposal from Camco in the amount of $12,644.80 to restripe the parking lot and infrared patching of at least 40 potholes.
d) Budget wish list
   i) Wanting to increase concrete to update sidewalks around community
e) Other

10) REPORTS

a) ARC Committee
   i) 3752 #B – window replacement – ratify
      (1) Motion to approve – approved

11) ADJOURNMENT

a) Next Board Meeting: - Tuesday, October 20, 2026, at 6:00 PM via Zoom
b) Motion to adjourn at 06:40pm

12) EXECUTIVE SESSION (DISCUSS DELINQUENCIES)

a) Motion to adjourn at 06:58pm