

Board Member Election:

The term of Darion Ross concluded at this Annual Meeting. Mr. Ross was not present at the meeting nor did he indicate that he would seek re-election.

Nominations for the seat were opened.

Ed Wise volunteered to fill the seat. No other nominations were received.

A motion was made by Stephanie Pedersen, seconded by Kelly Wise, and passed unanimously, to elect Ed Wise by acclamation.

Homeowner Topics:

*A request to investigate the placement of speed bumps on the community's streets.

*A request to install a key pad or key fob entry system at the pool.

*Repairs to the bottom of the small pool.

*A shade cover in the pool area.

*Re-opening the pool bathrooms for the 2022 season.

*Discussion regarding limiting home rentals and the number of occupants in a single family home. Limiting home rentals would take a vote of the membership to change the Association's Declaration of Covenants.

*Comments regarding the mailbox vandalism and replacement process.

Adjournment: 7:45 p.m.

October 2021

Hampden Villas Homeowners:

It's hard to fathom that we're closing in on the end of another year that hasn't found the second bookend of the COVID-19 pandemic. More than 19 months since our world turned upside down with a lockdown, many find themselves longing for a return to normalcy and pre-pandemic routines.

The pandemic has stretched much of humanity. Uncertainty and fear have tested the intestinal fortitude of many in the wake of a changing work environments, worry about the health and safety of loved ones, and a culture that propels self-protection and righteousness.

But the pandemic has also hung the backdrop for us to witness some of the best in humanity with great acts of kindness and concern for our neighbors. We have been blessed to see this first-hand in Hampden Villas. Our community is a wonderful place to call home.

During our recent Hampden Villas Board of Directors meeting we evaluated the needs of our community, both short and long-term. The vandalism of the community's mailboxes was a senseless blow of more than \$18,000 from our community's reserve fund. With deference to other imminent projects that will tap our reserve fund, the board approved a \$5/month dues increase for 2022. The increase will provide the opportunity to replenish about 1/3 of what we tapped from reserve for the mailbox replacement. So instead of transferring our usual \$5,000 to reserve this year, we plan to transfer \$11,500.

In a cost-saving effort, the Board of Directors also requested Colorado Property Management Group discontinue its practice of paper printing and mailing the community's newsletters, and to move to a digital system. Effective immediately, newsletters will be emailed to homeowners and renters to the email address on file at CPMG. Please call CPMG to update your email address as necessary or use the form enclosed. Hampden Villas community newsletters will also be available online at CPMG's website.

The Annual Meeting of Hampden Villas will be on Thursday, November 18 at 6pm in the lobby of Colorado Property Management Group (2620 S. Parker Rd. in Aurora). We look forward to seeing you. We request you wear a mask if not vaccinated and practice social distancing guidelines.

With Best Regards,

Hampden Villas Board of Directors