

HARTSOCK VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION

**Annual Meeting Minutes
February 7, 2009**

OPENING:

The annual meeting of the Hartsock Village Condos HOA was called to order at 10:00 a.m. on February 7, 2009 in Building 2, unit 106 of the condos by President, Dwight Cooper.

Present: Dwight Cooper, Bruce Beers and Kenton Karew of Bennett-Shellenberger Realty Inc., Mary Ellen Perry, and a quorum of Homeowners.

INTRODUCTION OF BRUCE BEERS:

Dwight Cooper introduced Bruce Beers of Bennett-Shellenberger Realty, Inc., as the new property manager for the HOA. Bruce spoke briefly about the management company and what their role will be with the HOA. He explained that the developer is in control of the HOA until such date that the owners have a majority interest; at that time the board will be made up entirely of homeowners. Bruce said that there are quite a few laws that govern the association and that he will work with the board to bring the association into compliance with those laws. The board will take volunteers to form committees: Committees are formed to investigate and research different things, options, and vendors. The board of directors is the governing body behind the association. Ultimately, the owners should work together to assure a good association. One purpose of this meeting is to elect two homeowners to the board of directors.

A homeowner asked about the transition from First Properties to Bennett-Shellenberger Realty, Inc. Bruce said he received three boxes of information and documents from First Properties. He is still processing through them. This includes the warranty paperwork. Homeowners asked about the status of an audit of the transition from First Properties to Bennett-Shellenberger Realty, Inc. Bruce brought packets that consisted of the yearend financial report for 2008 that was done by First Properties and the budget for 2009. These packets were distributed to the homeowners.

OLD BUSINESS

Floor mats for the buildings – after much frustration, Central Union has allowed us out of our contract. They have picked up all the mats except for one scraper mat which is missing and cannot be found. They will charge \$60.00 for that mat. It has been agreed that the HOA will purchase four mats per building to go at the entries and one at the garage elevators.

There has been no response from Tammy Gilbert in regards to overcharges by First Properties. Dwight is trying to schedule a meeting to discuss this issue.

Grounds Maintenance – Snow removal will be done after 2-3 inches of snow on the driveways and minimum amounts of salt will be put down. City ordinance states that snow must be removed from the sidewalks within 24 hours of a snowfall; thus, the contractor will also remove the sidewalks inside the complex.

Dwight Cooper stated that the landscaping should be controlled regarding the height of native grasses.

There is a tree on site that is marked with yellow tape from the City of Colorado Springs. It is infected with beetle-kill and this tree must be removed by March 2009. We have a bid for \$1,700; however, Bruce will get other quotes.

Dwight reports that all city inspections are done. The temporary certificate of occupancy has been renewed and a permanent one will be issued pending the completion of Dwight's 17 units.

Dwight has informed homeowners that he has no choice but to rent or do a lease option to buy the rest of his units due to the economic downturn. He informed the owners that ReMAX will market the condos for sale.

The water bills will go back the way they were originally billed (each unit is billed for its own usage), effective on March 1, 2009.

The budget for 2009 was approved except for the developer's HOA dues which will be reviewed by the Property Manager and adjusted accordingly.

Three homeowners were nominated to serve on the Board of Directors. Alice Wilson and Melody Dates were voted in to serve on the board for a two-year term.

Dwight Cooper stated that two HOA committees be formed: Strategy Planning and Rules. Sign up sheets were posted at the meeting and everyone was invited to serve on a committee.

The next board meeting will be February 24, 2009 at 9:00 a.m. at Bennett-Shellenberger Realty Inc., office at:
1710 E. Pikes Peak Ave., Suite 200
Colorado Springs, CO 80909
(719) 471-1703

NEW BUSINESS:

It has been agreed that if someone is renting, a condo that they will not be able to have pets.

AGENDA FOR THE NEXT MEETING:

The agenda will be set by the board.

ADJOURNMENT: The meeting was adjourned at 11:40 a.m.

Minutes submitted by: Mary Ellen Perry, Secretary
Minutes were edited/retyped by: Melody Dates, HOA Homeowner 5/28/09