

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Annual Meeting Minutes
February 6, 2010

Officers Present: Dwight Cooper, Alice Wilson, Melody Dates
Property Manager: Bruce Beers
Quorum: Yes

Opening: The Board meeting of the Hartsock Village Condominiums HOA was called to order by Dwight Cooper at 10:05 a.m. on February 6, 2010 at the Hartsock Village Condominiums, Building 2, Unit 107, Colorado Springs, Colorado 80917

Roll Call and Declaration of Quorum: There were 31 present and 9 proxies.

Reading of the Minutes for February 7, 2009 HOA Annual Meeting: The reading of the minutes was waived by homeowners.

Education – Insurance Presentation: Jerry West from Travelers Indemnity Company gave a presentation. Travelers Company has a 15 rating which is a \$2 billion rating. They have \$42 million in premiums coming into Colorado. Hartsock Condominiums has blanket coverage for the building for \$7,570,000. They have a 125 percent replacement cost to bring the condos back to the original state should anything happen. Also the following coverage: sewer and drain backup for \$100,000; mold litigation is \$50,000; general liability is \$1 million; director and officers coverage is \$1 million; the premise medical coverage is \$5,000. There is a \$25,000 deductible per occurrence. He had 15 copies of Maintenance and Repair Coverage information from Travelers Insurance and what is covered. A copy of this will be put on the web for those that did not get a copy. Bruce also mentioned this is covered in the Condominium Declaration on page 36. Bruce said that this is our annual training that is required by law each year.

Report of Officers

1. President – Dwight Cooper presented the following items:
 - a. Rules have been distributed as approved by the Board of Directors. The rules committee has been eliminated. There is no further reason to have this committee. They have done their job. This topic will be discussed further at the next board meeting.
 - b. Kick plates on wooden doors in the corridor have been installed.
 - c. Door sweeps on the exterior doors to the buildings have been installed.
 - d. The thermostat in Building 3755 has been replaced to match the others.

- e. The patio pavers have been power washed and cleaned with a vinegar solution. The only thing that will change the color would be to spray paint them. The area on the roofing edges will not hold paint.
- f. Weather stripping has been bought for the exterior doors but I need to have consistent warmer weather for them to stick.
- g. The parking lot sealing will be done when the daytime temperatures reaches 60 degrees consistently.
- h. All the building inspections are complete. The final CO requires-that some exterior rails be installed.
- i. The cost to install fire doors on the third floors of the buildings would be \$2,800 for two doors, frames, and hardware. This is one for each building.
- j. The cost to install handicap openers for the hall doors will be \$2,000 per opener.
- k. A designated dog area was approved by the board and it is along the south border of the property south of Buildings 2 and 3 along the fence line.
- l. All issues concerning maintenance and rules violations must be sent to the Property Manager so he can coordinate everything. Bruce can then get someone to fix it or arrange for a subcontractor.
- m. The parking stalls and the storage units have been marked. Please report any violations to the property manager.
- n. The property assets valuation report is due to the Strategic Planning Committee on February 15, 2010.
- o. Dwight has 15 of his 20 units rented. The names of tenants and units occupied have been given to the Property Manager. Dwight is hoping to have the rest filled by the end of March 2010. All requirements for screening have been completed according to the rules the board has established.

Dwight said "I am going to abstain from voting because I am behind in my dues." The recovery period is going to take a couple of years or so. I am fighting to keep this project. If this project goes back to the bank, they will conduct a fire sale that will destroy the value of all the homes here. I have made a promise that I will do everything I can to keep the value up for everyone.

A few other topics discussed are as follows:

- a. Replacement of trees – finances are not available to replace the trees.
- b. The door sweep on the north door has not been installed.

- c. The green railing in Building 3 garage is a concern for liability/safety issues. Dwight said that would be taken care of and put in its proper location.
- d. The west side of Building 3 has some stucco cracks but Dwight said it is not a serious problem and that they are expansion cracks. They are being monitored.
- e. There are balconies that have trash on them and Bruce said those owners have been sent a letter.
- f. Bruce said there are safety/liability issues with the insurance, by having a ladder for the homeowners to use.
- g. There is a broken flagpole in the front along Academy that belongs to the association which Dwight said will be removed.
- h. The garbage can in garage is not for household trash.
- i. The community grocery cart should be returned immediately after use.
- j. There are oil spots in the garages.
- k. Dwight asked everyone to give a note to Bruce and he will get a list out to the tenants. There were a number of questions that both Dwight and Bruce answered. Dwight turned the meeting over to Bruce.

Property Manager – Bruce Beers

- a. Bruce went over the year-end budget that everyone received in his or her packets.
- b. Dwight is behind on his assessments for December, January, and February. Dwight is hopefully going to get caught up in March. The board of directors will handle any assessments if necessary.
- c. There was a backlog of \$5,000 of unpaid bills from 2008 when Bennett-Shellenberger Realty, Inc. took over for us that have impacted expenses for 2009.
- d. There were discrepancies on what Tammy Gilbert owed the association. The money recovered was a negotiated amount. The money was deposited in our Reserve fund. Linda Crownover did the work to recover these funds – Thank You Linda.

We do have to work with Dwight. He is trying to work with us. He is trying to refinance and if he does not get it he may have to declare bankruptcy and that would be a tough situation. He is fighting to keep these condos. Bruce said Dwight owes a little over \$10,000 but be patient with him.

Bruce did a thorough job of explaining the budget. Our expenses have stabilized.

The landscaping contract was renegotiated.

Bruce is projecting a budget of \$80,000 and our expenses are \$69,000.

Bruce is monitoring the trash and if we have to get more pick-ups, we will do so; however, the expense will increase. It will be helpful if everyone breaks down boxes before putting them in the dumpsters.

We have a low maintenance as far as the exterior of the buildings.
Our reserve fund is low as noted in the budget.

The reserve and contingency funds will have the word "contingency" removed and it will be the reserve fund as seen at the bottom of the projected income expense sheet.

Dwight is responsible for paying all the dues from each of his units from now on until they are sold.

No one in Section 8 housing is renting or residing here.

Fire hydrants are tested once a year.

The rental market is getting stronger according to Bruce

A motion was made by Alice Wilson and seconded by Barbara Haehn to accept the budget. It was unanimously passed.

Introduction of the board: Dwight as President, Alice as Treasurer, Melody Dates as Secretary, and Lori Leyba, member. Dwight could appoint someone else to the board but he has chosen not to elect anyone else yet. The homeowners have a 50 percent of the vote on the board.

Our lighting bill was really high due to someone hitting the transformer and that had to be replaced. We do not know who did it so the Association has to pay the cost. The city has not installed the poles around the transformer because they are caught up in budget cuts.

Please break down boxes before putting them in the trash receptacles.

Grocery Carts: Where do we purchase them? Bruce will look into how much it would be if we want purchase another one. Sally Percy said she would be willing to buy one for the association.

Elevator blankets – the blankets will be purchased when funds are available.

Adjournment: The meeting was adjourned at 11:15 a.m.

Submitted by: Melody Dates, HOA Secretary, February 17, 2010

Approved: February 20, 2010