

**HARTSOCK VILLAGE CONDOMINIUMS
ANNUAL HOMEOWNERS ASSOCIATION MINUTES
March 17, 2012**

Officers Present: Alice Wilson (President), Melody Dates (Vice President and Treasurer), Linda Crownover (Communications Secretary) and Wavey Williams (Member-at-Large)

Property Manager Present: Bruce Beers, Bennett-Shellenberger Realty, Inc.

Committee Chairs Present: Linda Crownover (Strategic Planning Chair)

Quorum: Yes

Opening:

1. Alice Wilson called the meeting to order at 10:34 a.m. on March 17, 2012 at the Pikes Peak East Library, 5550 N. Union, Colorado Springs, Colorado 80917.
2. Alice Wilson announced that there were 14 homeowners and 5 proxies in attendance.
3. The Board was in compliance with the "Proof of Notice" requirement for the meeting. A letter was mailed out to all owners in accordance with the Hartsock Bylaws.
4. The Reading of the Minutes for March 26, 2011 was waived. A motion to waive the reading of the minutes was made by Al Simpson and seconded by Birgit Cegielski. There were a few copies available at the meeting and they were also posted on the HOA website at: www.hartsockhoa.com.

Report of Officers:

President:

1. Alice introduced and thanked the sitting Board:
 - a. Melody Dates – Vice President and Treasurer
 - b. Patricia Lau – Recording Secretary (absent)
 - c. Linda Crownover – Communications Secretary
 - d. Wavey Williams – Member at Large
 - e. Bruce Beers – Property Manager
2. Improvements made to Hartsock Village this past year were:
 - a. Outside common areas were re-mulched.
 - b. The pavements were seal-coated and parking spaces restriped.
 - c. All common area carpets were pre-treated and deep cleaned.
 - d. Chair rails, doors, and door frames in the entry ways were repainted.
 - e. Door frames throughout the buildings were repainted.

- f. Bullnose protections were added to corners.
 - g. Two automatic spray air fresheners were installed.
3. Goals to continue to improve Hartsock Village include:
- a. The garage door motor in Building 3 will be rewired to a dedicated electrical line.
 - b. The call box in Building 3 will be re-wired with the proper voltage.
 - c. Lights will be installed above the entry doors in Building 1.

Property Manager:

1. Bruce reviewed the current financial situation and discussed the proposed 2012 budget (attachment A). He indicated the need for increasing the HOA dues for 2012. The budget was approved by the Board of Directors per the Bylaws paragraph 4.1C. They are approved unless 67 percent of the owners vote against it. Bruce discussed the budget and there were no owners who voted against the budget.

Strategic Planning Committee:

1. Linda discussed the Long-Term and Short-Term Goals (attachment B).

Election of Board Members:

1. Per the Bylaws, section 4.7 – Proxies must be received by the Property Manager or a Board Officer no later than 11:59 p.m. the day before the meeting. Ballots were distributed and the top three candidates were announced. *(NOTE: An error in the vote tally was discovered after the meeting and the ballots were recounted. The new Board members elected to a two year term are: Linda Crownover, Wavey Williams and Brent Spaulding.)*

Education:

1. Colorado law requires that the HOA present educational information to the owners on an annual basis. To meet this goal, Linda discussed special assessments (attachment C).
2. Bruce will check with regional building department to find what the requirement is for lights in the garage and if changing to fluorescent lights is allowed.

Unfinished Business:

1. Disturbances - The procedure for reporting a non-emergency disturbance was discussed. Residents should call the police at (719) 444-7000 and document the date, time, address and nature of the disturbance. They must also provide their name and address to the police. If this information is not provided, the police will only drive by the complex, if it is not a true emergency. Residents can call the Hartsock Property Manager at (719) 471-1703 to leave a message for Bruce if it is a situation where he needs to be called to the

complex. If not, residents should follow up with Bruce using the website:
www.hartsockHOA.com.

2. Unsolicited visitors: - Owners were advised to not allow unsolicited visitors through the doors at any time. Visitors can call the party they wish to contact via the call box.

New Business:

1. P. J. Arriza said she has a handyman Gary Hoskins who will change smoke alarm batteries. P. J. left his phone number at the check in table. Linda mentioned we could get a small list together with people that are willing to do various jobs for the owners. This will be strictly between the owner and the vendor. Hartsock HOA has no part and accepts no liability.

Adjournment:

The meeting adjourned at 11:31 a.m.

Prepared by: Melody Dates, Acting Recording Secretary on March 20, 2012