

**HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION**  
**Annual Homeowners Meeting Minutes**  
**October 27, 2014**

**ANNUAL BOARD MEETING: October 27, 2014:**

The meeting was called to order at 6:05 p.m. by Darren Burns at the East Library, Conference Rooms 1 and 2, 5550 North Union Boulevard, Colorado Springs, Colorado .

**BOARD MEMBERS PRESENT:**

Alice Wilson, President  
Melody Dates, Vice President and Recording Secretary

**BOARD MEMBERS ABSENT:**

Daren Dickson, Member-at-Large  
Linda Crownover, Communications Secretary  
Robin Hardie, Treasurer

**OWNERS AND/OR PROXY VOTES PRESENT:**

22 Owners  
15 Proxy Votes

**PROPERTY MANAGEMENT PRESENT:**

Darren Burns

**QUORUM:** Darren announced that we had a quorum

**APPROVAL OF MINUTES:**

The minutes for the November 11, 2013 were approved by the board on e-mail on January 3, 2013. The reading of the minutes was waived. Alice Wilson made a motion for the owners to approve the minutes at the annual meeting and the motion passed unanimously.

**REPORTS:**

- President's report was given by Alice Wilson – See Attachment A
- The financial report was given by Darren Burns
- Yearly Homeowners Association Educational report given by Darren Burns on the topic of HOA Manager Licensing for Community Associations.

**BUSINESS:**

- Motion: Darren called for a motion to approve the 2015 Budget. The motion carried unanimously. There will not be an increase in dues for 2015
- Vote: Motion Approved – Unanimous
- Nominations were made for two positions on the board. Sally Percy moved to accept the nominations to seat Linda Crownover and Melody Dates on the Board for a three-year term. Their terms had expired.
- An organizational meeting will be held by e-mail. Each officer will be asked if they want to keep the positions they currently hold and report to Alice Wilson.

**MEETING ADJOURNED:** Meeting adjourned at 6:50 p.m.

Prepared by: Melody Dates, Recording Secretary, on November 6, 2014  
Approved by the board on: January 7, 2015

Attachment A

**2014 HOA ACCOMPLISHMENTS**

**Construction Defects**

a. Mediation results

- Melody, Robin & Linda attended the second mediation session in July, with our attorney Craig Nuss
- Dwight, his insurance company, the Earharts, the Gilberts, and several subcontractors attended
- After 12 hours, we reached a settlement (thanks to Melody for staying till the end!)

b. HOA Settlement

- Total amount - \$230,000 (attorney and mediator thought this was the most we could expect)
- After expenses (court fees, technical studies), attorney fee (one-third of net), HOA should receive approximately \$100,000
- Attorney still pursuing one sub who did not attend – Quality Stucco – for a minor settlement

c. Next steps

- Should receive check in 1-2 more weeks
- Board will consult with Liberty Ross of SBSCs to prioritize identified work
- Some urgent repairs have already been completed

d. Disclosure rules for sale/refinancing

- This was not a “lawsuit”, so owners can say “no” to that question
- This was a “legal action”

2. Status on Property

- a. Current owners – 52 current number of units – 29 Rented, 21 Owner occupied, 2 legal issues
- b. Recent sales – Al Simpson (building 2-302)
- c. 2015 HUD requirements for VA/FHA certification – not released yet

3. New Contractors

- a. Landscaping – (Unlimited Landscaping)
- b. Snow Removal – (Unlimited Landscaping)
- c. Light maintenance man – James Stroman

4. 2014 Improvements to Hartsock

- a. Furnace screen re-attachment (owners should check for birds)
- b. Exterior Painting – finalizing contract terms, will cover building/balcony rails
- c. Priority planning with team of experts from construction defect team

5. 2015 HOA Requirements/Plans – BUSY Year Ahead!

- a. Professional Asset Study -
  - What is the current value of our assets? (Buildings, pavements, concrete, water/sewer system, vegetation, etc.)
  - What is the condition of these assets?
- b. Professional Reserve Fund Study –
  - What are our known/expected short term (1-5 year) financial requirements?
  - What are our known/expected long-term (5-25 year) financial requirements?
  - Develop Long Term/Short Term Plans

c. Interior Painting – Halls, rails, doorways

- Carpet – repair/replace as necessary
- Mulch – expand area, replenish as necessary

6. 2014 Board Members

- Brent resigned in March due to move – we sent him thank-you gift
- Thank Melody for filling his seat for remainder of term

7. Complaints/Issues

- Emergency issue – call 911 and/or Darren at 719-594-0506
- Remember complaints/violations must be documented in an email or letter to Darren