

**HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION**  
**Annual Homeowners Meeting Minutes**  
**October 28, 2015**

The Annual Homeowners Meeting was called to order at 6:05 p.m. by Alice Wilson at the East Library, 5550 North Union Boulevard, Second Floor, Room E1

**BOARD MEMBERS PRESENT:**

Alice Wilson, President  
Melody Dates, Vice-President and Recording Secretary  
Linda Crownover, Communications Secretary  
Robin Hardie, Treasurer

**BOARD MEMBERS ABSENT:**

Daren Dickson, Member-at-Large

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

Total Owners Represented-34  
Represented by Proxy-4

**PROPERTY MANAGEMENT PRESENT:**

Darren Burns, Z & R Property Management President/Owner

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

**APPROVAL OF MINUTES:**

The minutes for the October 27, 2014 were approved by the board by e-mail on January 3, 2015. The reading of the minutes was waived by P J Arriza and Alice Wilson seconded the 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—See Attachment B
- Yearly Homeowners Association Educational report was given by Darren Burns on the topic of Owner Education and Manager Licensing.

**BUSINESS:**

- Motion: Darren called for a motion to approve the 2015 Budget after noting that there will not be an increase in dues for 2016.
- Vote: Motion Approved – Unanimous
- Nominations were made for the two open positions on the Board of Directors. Sandra Tanner moved to accept the nominations to seat Alice Wilson and P J Arriza on the Board for three-year terms. Alice seconded the motion and it was approved by unanimous acclamation.
- A Board organizational meeting will be held by e-mail to determine which positions will be filled by its members. Alice Wilson will coordinate the discussions.

**MEETING ADJOURNED:** Meeting adjourned at 6:40 p.m.

Prepared by: Melody Dates, Recording Secretary, on November 12, 2015

Approved by the Board on: November 18, 2015

## ANNUAL HOMEOWNER'S MEETING

October 28, 2015 – 6:00 pm

### President's Report

#### Accomplishments:

1. \_Painting of exterior doors, trim, railings, and patios
2. 3775 – Four plex- removed mulch and replaced with stone-fire mitigation
3. Electrical conduit 3765 – stop the water from entering the conduit and damaging the wallboard in the NE corner in the garage. Fixed mold issue from the water

#### In Process:

1. Drainage/erosion south of 3765 and 3755
  - a. First goal is to prevent further erosion by directing water to the city storm drain system
  - b. Second goal is to prevent or reduce water seepage into garages on the Western walls.
2. When the drainage system is finished, we will be putting in a sidewalk in the south side exit of 3755 to the parking lot.

<b>HARTSOCK - Reserve Exp-Consolidated + Settlement Fees</b>			
<b>Date</b>	<b>General Reserves - Description</b>	<b>Debit</b>	<b>Balance</b>
4/20/2015	Excel Exteriors, Inc. Deposit	\$5,000	(\$5,000)
5/31/2015	Unlimited Landscape - Remove all Mulch/repl with Rock bldg 3775	\$1,435	(\$6,435)
5/31/2015	Unlimited Landscape - additional ton of Rock	\$345	(\$6,780)
7/12/2015	Excel Exteriors - Balance 2015 Exterior Repaint Project	\$20,565	(\$27,345)
<b>Date</b>	<b>Settlement Funds - Description</b>	<b>Debit</b>	<b>Balance</b>
12/31/2014	Z&R 3% Per Contract	\$6,900	(\$6,900)
10/27/2015	RMG Engineering Drainage and Site Plan	\$3,350	(\$10,250)
Nov. 2015	Extended egress sidewalk south of 3755 - Rocky Mtn. Concrete	\$4,495	(\$14,745)
Nov. 2015	Drainage modifications to protect new sidewalk - Unlimited	\$5,227	(\$19,972)
Nov. 2015	Replace leaking electrical conduit N. side 3765 - Recon. Experts	\$6,500	(\$26,472)
April 2016	Divert Drainage from from west side of 3755 to South- <b>Approx.</b>	\$10,000	(\$36,472)
April 2016	Divert Drainage from from west side of 3765 to South - <b>Approx.</b>	\$10,000	(\$46,472)
<b>Date</b>	<b>Settlement Fund</b>	<b>Balance</b>	
Dec. 2014	<b>Initial Balance</b>	\$158,103	
Dec. 2014	Less 2014 Expenses	(\$6,900)	
Dec. 2015	Less 2015 Expenses	(\$19,572)	
May 2016	Less 2016 Expenses	(\$20,000)	
May 2016	<b>Estimated Remaining Balance</b>	\$111,631	