

HARTSOCK VILLAGE CONDOS HOA

Board Meeting Minutes

June 2, 2009

Opening:

The board meeting of the Hartsock Village Condos HOA was called to order at 9:07 a.m. on June 2nd, 2009 at the office of Bennett Shellenberger located at 1710 E. Pikes Peak Ave, Ste 200, in Colorado Springs, CO by Board President, Dwight Cooper.

Present: Dwight Cooper, Bruce Beers and Kenton Karew of Bennett Shellenberger Realty, and Mary Ellen Perry, Lori Leyba, Alice Wilson, Melody Dates. Patricia Lau, Linda Crownover, Vinnie Clabeau and Kisa Kahler Shields are visitors today.

A quorum of Board Members

Old Business:

Item 1:

Visitor Linda Crownover has asked if there have been further discussions with First Properties and Tammy Gilbert regarding excessive charges to the Hartsock Village Condos HOA? Dwight Cooper responded that there has not been and that Tammy Gilbert has been unavailable due to health conditions. Linda stated that she will file charges in Small Claims Court against First Properties for excessive charging.

Item 2:

February board and annual meetings were approved.

New Business:

Item 1: Financials for April

Bruce states that financials are on the Hartsock Village Condos HOA web site. For the 12 owners who don't have Internet Service; copies of the Financials will be put in Owners boxes and mailed.

Item 2:

The construction dumpster from Waste Mgmt. that is on site needs to somehow be placed differently so as not to damage the asphalt.

Item 3: Elevator Blankets

Apparently, 2 elevator blankets have been stolen. It was discussed that the HOA buy another set of blankets and establish some sort of check in and out policy and perhaps charge a deposit to ensure they are returned promptly after use.

Item 4: Fire Hydrants

The Fire Department is required to test all hydrants annually at a cost of \$240 per. There are 4 hydrants on the property.

Item 5: Landscape

Bruce received 2 bids on landscaping, one from Grant's and one from JTB to perform general maintenance.
Grant's bid was \$420 per month and JTB's was \$300. JTB gets the job.
The area between the buildings needs to be hand watered and additional seed needs to be broadcast also. Landscape blankets needs to wet for growth.
JTB bid an additional \$350 to replace dead sod.
To remulch on top of old mulch is approximately \$400.
Some bushes need to be trimmed
Bruce had a common area photo cell replaced on building. 3775

Item 6: Insurance

The budget amount for Insurance is \$11,256.00 per year.
The amount for a workers' comp policy is \$282.00 annually and this covers people who aren't insured that may come on to the property.

Item 7: Miscellaneous

Dwight was to let Ed Schmauder know that he can't do anymore repairs or change out light bulbs due to Insurance issues.

There is a door that is broke and the door hardware is falling off of it Dwight to have Dave Skinner take care of it.

Bruce has been closing doors when he is on site; no door stops are allowed and doors must remain closed at all times due to fire dept regulations.

Water bills are still being done by Doris and Ed Schmauder. The bills will be averaged and reviewed quarterly.

Renters can't have dogs per board members.

The next board meeting will be September 8th 2009 at 9:00AM at Shellenbergers's office
at:

1710 E Pikes Peak Ave, Ste 200
Colorado Springs, CO 80909
719-471-1703

The meeting was adjourned at 10:30.

Minutes submitted by: Mary Ellen Perry, Secretary