

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
April 7, 2010

Officers Present: Dwight Cooper, Alice Wilson, Lori Leyba, and Melody Dates
Property Manager: Bruce Beers
Committee Chairs Present: Ed Schmauder
Guests Present: Ray Wilson, Doris Schmauder, Mike McGrew
Quorum: Yes

Opening:

The Board meeting of the Hartsock Village Condominiums HOA was called to order by Dwight Cooper at 9:02 a.m. on April 7, 2010.

January 6, 2010 Minutes: The minutes were approved via e-mail. A verbal approval by the Board of Directors was unanimous.

Guest Presentations:

1. Mike McGrew (3-302) presented the following items:
 - a. Mike has been picking up dog waste bags that people have just been leaving along the sidewalks and flower planters. He does give people credit for getting it half right and putting it into the bags but now we need to get people to get it to the dumpster outside.
 - b. Mike has also picked up a dirty diaper left on the sidewalk.
 - c. The trash receptacle has two sides but when the one side gets full, people are stacking it on top of the lids and someone else has to clean it up or they just stack it in front of the receptacle. Bruce said he would get an estimate on what it would cost to change the type of receptacle to another type.
 - d. Mike mentioned that all of our neighbors need to use common sense with these items and be courteous. Bruce said this will be included in a newsletter for everyone.
2. Sally Percy (2-208) sent a page to Alice that covered a number of items.
 - a. The parking lot is beginning to look like a used parking lot.
 - b. There are quite a few dogs in which the owners are not following the rules. These items are covered under new business section.

3. Ed Schmauder (2-202) presented some items and the Board Members went over them. The items are listed in the new business section of the minutes. Doris Schmauder (2-202) gave each person a list of how other Homeowners handle the pet situation. Bruce said there is no legal way you can charge pets rent.

Reports of Officers:

1. President – Dwight Cooper presented the following items:
 - a. Dwight's Rental Units – Nineteen of twenty units have been rented.
 - b. Behind in dues but will get them caught up by the end of April.
 - c. Assigned Parking Spaces – Lori gave an updated list to all of us for the tenants, phone numbers, cars (model and make) and license plate numbers.
 - d. Dwight has given one of his tenants a letter that they cannot have their dog and it must be removed by the end of this month. This tenant is in Building 2.
2. Secretary - Melody Dates presented the following items:
 - a. Melody mentioned that most of the items she has will be listed further on in the meeting
 - b. The list of names and unit numbers of rental units, phone numbers, cars (model and make), and license plate numbers were provided by Lori to everyone.
3. Treasurer -- Alice Wilson presented the following items:
 - a. Bruce went over the March 2009 Financial Report and it was approved.
 - b. Alice mentioned that the Reserve Fund is the same as last month and that it does not have the correct amount of money. Bruce said that as soon as Dwight is caught up on his dues, the reserve fund will be adjusted to reflect the correct amount of money.

Committee Reports:

1. Strategic Planning – Linda Crownover is still waiting for the material from Dwight. Dwight said he sent the information to Bruce before the due date in February 2010. Bruce said he has not received it. Lori will go through the box that Dwight has in the office and see if the warranties and receipts are there. The warranties were activated when they were installed. Candace Earhart and Chuck Holiday took care of the paperwork for these items.

New Business: Bruce Beers

1. Maintenance Items – We have a cleaning bid from Ronald Davis. Ron will steam clean all common areas (carpets in both Buildings 3755 and 3765) for \$330.00. This is a separate charge from the monthly bill. Dwight will pay to have this done.
2. The following will be paid by the homeowners:
 - a. Ron will vacuum all carpets weekly; clean all common areas weekly; mop and vacuum all entryways and common areas and clean the glass weekly. He will spot clean all walls bi-weekly and he will clean and polish the elevators weekly for \$485.00 a month. It was voted on and unanimously approved to hire Ron Davis to do the cleaning for Hartsock Condos.
 - b. Ron made a separate bid to clean two areas in Building 2 (Units 104 and 205). This charge will be \$70.00 and split by the two owners. A motion was made by Melody Dates to accept the bid by Ronald Davis and seconded by Alice Wilson. It was unanimously approved.
 - c. Bruce will call Kha Po Company and release them from their contract.
3. The elevators six month inspection was completed and passed. One of the telephone lines in the elevator in Building 3 will have to be replaced with a regular phone line. Bruce will take action on this item.
4. J&B Landscape Inc. bid was submitted . There are three options but the board approved the Standard Contract Option for \$2,240.00 a seven month contract (April 1, 2010 through October 31, 2010). This amounts to \$320.00 a month.
5. The Western States Fire Protection Company Inspection Proposal for November 2009 passed.
6. The electronic box and conduit pipes are still leaking on the northeast end of the garage in Building 2; when it snows or rains. This is causing mildew on the sheet rock when the water splashes against it. Dwight said that the electric box and conduit pipes passed the inspection and that there is not a safety hazard with the electronic box nor the conduit pipes. Dwight agrees that the water does need to be removed.
7. The garage floors need cleaning and power washing. Bruce will get an estimate on the cost possibly from Ron Davis who has the equipment to do this work.

8. The trash bin enclosure post needs reinforced for Building 2. Dwight and Bruce will look at this and decide the best way to solve this problem.
9. The bushes/plants/shrubs should have been trimmed and pruned last fall. Bruce said the landscaping company would be here this week. Bruce signed the contract.
10. The grass by Building 1 needs aerating and fertilizing. This will be addressed with the landscaping company this week. The aerating will be an additional charge. Lori stated that aerating is not necessary until next year.
11. Sprinklers need to be activated soon. Bruce said it was-too early because we are still having winter days.
12. Tenants are not breaking down their moving boxes prior to placing them in the trash receptacles. The owners are also not breaking down some of their boxes. It was decided that there would be fines if the boxes were not broken down properly.
13. The owners and tenants are entering the building with dirty shoes and their animals with dirty paws. This is really making a mess on the floors. Persons with animals need to take this into consideration.
14. Cars are speeding through the complex. Bruce said if they are going even the speed limit of 10 miles per hour, it is too fast. Bruce said the speed limit is listed in the rules and a sign will not prevent them from speeding. Bruce will get a sign posted.
15. There are so many cars now that it is getting harder for visitors to find a parking space. Dwight said since the units are almost filled, there will be fewer spots for visitors.
16. An electrician, Bruce, and Ed need to get into some of the units to calibrate the water meters. Lori said she has keys. Bruce said then he would just have to work out a time with the tenants.
17. The handrails along Building 2 that were recently installed are improperly anchored. The rails on the south end should be placed on the outside of the steps. Dwight said he has not been out to inspect them since Dave installed them but will inspect them.
18. The fire hydrants need to be tested for proper function. Bruce said this is done according to the city inspections.

19. The steel kick plates in Building 3 are not the same quality as Building 2. Alice mentioned that several of the doors do not have them as well as the patio doors. Dwight will check this and take action as needed.
20. Guard Sweeps are not at the right heights but Dwight mentioned there is a fine line of how close to the bottom of the door you can put them. If they are put any lower, the doors will not close properly.
21. There are a number of tenants that Bruce will be sending letters to for violations. There are also a number of cars owners that he will be sending letters to for violations also
22. Dwight will obtain the bids for the seal coating for the parking lot asphalt.
23. People will get a warning when they break the rules but then be subjected to fines.

Announcements:

1. Next Board of Directors meeting will be May 5, 2010 at 9:00 a.m. in the office of Bennett-Shellenberger Realty, Inc. 1710 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado 80909

Adjournment: The meeting was adjourned at 10:22 a.m.

Submitted by: Melody Dates, HOA Secretary, April 15, 2010