

**HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION**  
**Special Board of Directors Meeting Minutes**  
**August 27, 2010**

Officers Present: Alice Wilson, Melody Dates  
Property Manager: Bruce Beers  
Committee Chairs Present: None  
Guests Present: None  
Quorum: Yes

**Opening:**

The Board meeting of the Hartsock Village Condominiums HOA was called to order by Melody Dates (Vice-President) at 8:59 a.m. on August 27, 2010 at the office of Bennett-Shellenberger Realty, Inc. 1710 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado 80909

**Old Business Issues:**

1. Garage Door for building 3, timing to shut faster – Bruce said that Wayne Dalton will be calling Alice
2. Garage Door – Lining is off and needs to be replaced. Have Frank and Carol Campbell been sent a letter that they need to pay for the damage to the door? Bruce said no not yet. Their insurance should pay for the door.
3. Asphalt sealing bids – did we get two more? Bruce has one more bid and he will give it to Dwight.
4. Landscaping walkthrough with Bruce and Martin – Was this done? Hibiscus trimming along the wall is not being done. Bruce said a brief walkthrough was done but needs a longer walkthrough.
5. Does Vinnie Clabeau's unit 3-201 have a lien placed on it yet? The matter has been turned over to the attorney.
6. What is the status of Greg Nopps unit (2-101): This will be discussed further in the meeting.
7. Have all the paperwork and warranties from First Properties been turned over to Bruce? Dwight has turned the warranty book over to Bruce.
8. Have letters of violation been mailed to the following tenants:
  - a. Building 2-107 – Propping the door open for childcare people to enter and disturbance of the peace

- b. Building 3-101 - Smoking on patio and smoke going to other units and briquettes on the ground from a BBQ
- c. Building 3-105 – Oil Leak, needs a pan put down
- d. Building 3-107 – Oil Leak, needs a pan put down
- e. Building 3-206 – Disturbance of the peace
- f. Building 1-101 Gas grill used in the common area – pavement

Bruce said the letters were typed and will be going out today.

9. ADT security decals on the entry doors of the lobby in Building 3. Is this a liability? Bruce said this would not be a liability but Melody brought up that it could be a false sense of security to the owners and tenants. Bruce suggested that these be removed from the doors that have the decals on them.

10. Water bills collected from tenants. Has this been paid to Bennett-Shellenberger? Bruce said the water bills are being paid to him now. The bills that have been going to Dwight's bank instead of Hartsock Village Condos, Inc. have not been paid yet. This is not part of Dwight's monthly \$2,552 payment. This is an additional payment that he owes Hartsock Condominiums.

#### **New Business:**

The Board of Directors have amended the rules as follows:

1. New tenants procedure:
  - a. Lease must be approved by the Board before it is signed by tenant.
  - b. Approval by e-mail for convenience as necessary.
  - c. \$125 move-in fee to be submitted with the lease, before tenants are approved.
  - d. Rules document agreement form must be signed and submitted with the lease.
  - e. Proof of background check and credit check must be submitted with lease.
  - f. Tenant will pay for the background check and credit check.
2. No new dogs for tenants – too many complaints and non-compliance issues
3. Greg Nopp – Alice asked Bruce to be very aggressive with this eviction
4. Residential use Declaration sec 7.1 to restrict use to occupants - Bruce will look into Fair Housing Rules for rules for limiting number of people in each unit.

5. Definition of residential use and non-occupant limits. We need a proper restriction of the number of children/adults using a unit on a regular basis that are not occupants.
  - a. Homeowners Association liability for accident/injury of non-occupant use during “stay” in a unit. Bruce said they would have to prove that we were negligent.
  - b. Babysitting restrictions to 2 in a 2-bedroom unit and 3 in a 3-bedroom unit. Adult supervision is required. Children are not allowed to run through the halls, or up and down the stairs, or to “play” using the elevator to go up and down in tag type games.
6. Nuisance. Declaration sec 7.4(a) – a source of annoyance to the other residents and to peaceful possession and proper use of the Property by all residents; and 7.4(b) No excessive noise or disturbance shall be allowed on the Property.
7. Paperwork is needed from the transfer of Declarant Control from Lincoln Earhart to Dwight Cooper – copies of the required audit from this transfer of the Declarant Control. The name Hartsock Village Condos, Inc. has not changed but the Declarant Control changed. Was this filed? This needs to be included in the paperwork transfer.

**Announcements:**

Next board meeting will be September 13, 2010 at 1:30 p.m. Bruce Beers’ office.

**Adjournment:** The meeting was adjourned at 10:44 a.m.

Submitted by: Melody Dates, HOA Secretary, August 30, 2010