

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
December 1, 2010

Officers Present: Alice Wilson, Melody Dates, Linda Crownover (via phone)
Property Manager: Bruce Beers
Committee Chairs Present: Linda Crownover
Guests Present: None
Quorum: Yes

Opening:

The Board meeting of the Hartsock Village Condominiums HOA was called to order by Alice at 9:30 a.m. on December 1, 2010 at the office of Bennett-Shellenberger Realty, Inc. 1710 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado 80909

Approval of Meeting Minutes for the November 8, 2010 HOA Board Meeting: The minutes of the November Meeting were approved by e-mail.

Financial Statement – November 2010

1. Bruce went over the Financial Report indicating where we are today and what we may need to do in the future.
2. There will be an increase in homeowners dues for next year. Bruce will be sending out a letter indicating what the dollar amount will be.
3. Bruce said that the accounts payable is a negative \$1,635 a month.

Report of Officers

1. President – Alice presented the following items:
 - a. The tenants in Building 3, unit 306 will be moving out.
 - b. New tenants will be moving into Building 2, unit 107. The board did not approve the lease and did not get prior permission of the board. Lori Leyba indicated in an e-mail on November 19, 2010 that this was prior approved; but it was not approved by the board. This is the last one that will move in without prior approval. We do not want this to happen again.
 - c. Bruce indicated to us the way the attorney thinks we should proceed to get the money from the 19 units of Dwight Cooper
 - d. Shampooing of the carpet will take place for Building 3 on December 11, 2010 and Building 2 will be December 18, 2010.

2. Treasurer's Report – Melody Dates
 - a. Gregg Nopp is now current with his homeowner fees.
 - b. Not all of Dwights units are paying their water bills. Lori is going to get with Bruce and figure out which have not and will get the money to Bruce.
3. Secretary's Report – Alice Wilson gave since Patricia could not make the meeting.
 - a. There will be a rule restricting owners from renting if they are behind in their dues. Linda Crowner will draft a letter for the board to approve.
 - b. The owners in Building 3, unit 303 are going to get a letter entailing what the dues pay for each month. They pay for more than just the cleaning of the buildings.
4. Property Manager's Report – Bruce
 - a. All of the water bills have been sent.
 - b. There have been no more noise complaints about Building 1, Unit 101
 - c. Bruce gave an update on Gregg Nopp's unit. A letter was served from the attorney. The amount of money spent is unknown at the moment.
 - d. Bruce is in the process of getting the letter to go out with the new directory. It will entail a number of items.

Committee Reports:

1. Strategic Planning: Alice gave the report for Linda Crownover

Old Business:

1. Bruce will make a call to Overhead Doors regarding the Building 3 garage.
2. Martin will look at the sprinkler by Building 1 that is leaking.
3. Thank you to Mike McGrew for taking care of the vents that were painted shut.
4. Thank you to Mike McGrew for stabilizing the mailbox for Building 1.

5. Martin will be out to do the landscaping. He will do the weed whacking clear to the fence line now that we have approval of The Court for him to landscape the easement.
6. We do have a snow removal contract in place. For the snow plows to come out if over 4 inches of snow have fallen and/or the sidewalks have one half inch of snow on them.
7. Bruce will check into getting the concrete barrier moved or removed from Building 3 entrance so that a wheel chair can go through the parking lot to the opening to the doors.

Announcements:

Next board meeting will be January 5, 2011 at 4:00 p.m. in Bruce Beers' office.

Adjournment: The meeting was adjourned at 10:20 a.m.

Submitted by: Melody Dates, Acting, HOA Recording Secretary, December 6, 2010