

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
January 14, 2010

Officers Present: Dwight Cooper, Alice Wilson (electronically), Lori Leyba, and 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 Dwight Cooper at 9:05 a.m. on September 10, 2009 at the office of Bennett-Shellenberger Realty, Inc. 1710 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado 80909

Reports of Officers:

1. President – Dwight Cooper presented the following items:
 - a. Dwight's Rental Units – Sixteen of twenty units have been rented.
 - b. Dwight had one rental unit in Building 2 that had a violation but it has been resolved.
 - c. Behind in dues but will get them caught up.
 - d. There was a verbal assault at the dumpster but Dwight does not believe it was an owner. Dwight thinks it was a relative of one of the owners. **If there are complaints of any kind, they must be reported to Bruce and he will handle them.** This gentleman used foul language and this will not be tolerated.
 - e. Assigned Parking Spaces - Lori will get the list to Bruce.
2. Secretary - Melody Dates presented the following items:
 - a. Pet Relief Area - The pet relief area discussed in the rules has not been designated. We need to get an area for all homeowners and renters that have dogs that have been approved by the board of directors. This item was discussed and the designated relief area will be along the south fence line of Buildings 2 and 3. **All pet owners are responsible for picking up after their pets – no exceptions.** Bruce will get two signs made and will send out a notice to homeowners on this subject.

- b. Has there been a professional carpet cleaner hired to clean Building 2 (specifically) the areas outside units 2-104 and 2-205? Bruce indicated they have not yet been cleaned. Bruce will wait for one more week while Alice contacts a person before getting another company.
 - c. Still need the list of names and unit numbers of rental units, phone numbers, cars (model and make), and license plate numbers. Bruce said he would get that information to me this afternoon.
 - d. Are the dues going up as an assessment for 2010. Bruce said they would be staying the same as last year except for the special assessment for building 1 for their garages.
3. Treasurer – Alice Wilson (attending via the telephone) presented the following items:
- a. Bruce went over the December 2009 Financial Report and it was approved.
 - b. Late Fees - Are fees being charged to people for dues being late? Bruce said they would start being charged beginning this month.
 - c. Reserve Fund – The reserve fund will not be used for shortfall this year. All reserve funds are to be put in the reserve and used for nothing else. Alice made a motion that all designated money for the reserve fund will go into the Reserve Fund and not be used for anything else. Dwight seconded it and it was unanimously approved by the board.
 - d. Educational Briefing for the Annual Meeting – Bruce will contact Mark O'Donnell.
 - e. Anti-Freeze Leak – Bruce stated that it cost was under \$150.00 to get the leak repaired.

Committee Reports:

1. Strategic Planning – Melody Dates presented the following items for Linda Crownover:
 - a. Linda's nephew went to the condominium last week to get some items out of the storage unit and someone else was parked in her spot. He was unable to get the items out of storage because they were blocking her storage unit.

- b. Without the date of the rules document will it be legally binding in court if the HOA ever had to sue someone for not complying with the rules and/or not paying fines? Bruce said "there is a date of December 3, 2009 on the document now."
- c. When will the Proxy Notices go out to the owners? Bruce said they will go out today.
- d. "Despite numerous written and verbal requests for HOA asset information from the Declarant and the Property Manager since June 2, 2009, I have received nothing but empty assurances that the data will be sent to me. Because I have no reasonable expectation that this information will be forthcoming anytime soon, I intend to pursue my options (as a Hartsock Village homeowner) with the Secretary of State's office, pursuant to CCIOA requirements and compliance." Bruce asked Dwight when this would be available. Dwight said he would have to pull this information together and will get it to Linda by the middle of February 2010. Bruce said he would get together with Linda in March 2010 and discuss it after she has had time to look at all the information.
- e. Linda would like to have the proxy form put onto the web site as soon as possible. Bruce said it would be posted this afternoon. Linda indicated that snail mail is just too long to rely on getting the forms back to Bruce's office.

2. Landscaping – Melody Dates presented the following items (for Ed Schmauder):

- a. The kick plates have not been put on the doors in Building 3. Dwight said he would have Dave put this on the list of things to do.
- b. The garage spaces need to be numbered because no one knows who is parking in what assigned space. Dwight said this would also be put on Dave's list of things to do.
- c. Winterizing of exterior doors for Buildings 2 and 3 have not been done. Energy is being wasted. This will be done by Dave per Dwight.
- d. Why have the notices not been posted for the annual meeting and mailed out along with the agenda? Bruce said the notices will go out today. Melody will post the Notice of Annual Meeting on each building today regarding the annual meeting in February. It will be held in Building 2, unit 107. Please bring your own chair. This was finalized this morning.
- e. Garage heaters and thermostats. The low temperatures lately are allowing cold air into the garages. Ed is concerned that if it gets too cold the pipes could break. The one thermostat still needs to be changed out. Ed is also

concerned about the snow coming in under the doors and this project needs to be done this month.

- f. Snow Removal – Bruce stated and he and Ed met with each other and the snow removal procedures have been changed. The snow will not be removed from the south sidewalks.
- g. Fire Inspection in December 2009 – Passed.

New Business:

- 1. Dwight has one tenant that wants a dog (very small dog). The board unanimously approved as long as all rules are followed.
- 2. Water Meters – Bruce will have to get with Ed and get the meters straightened out. They will revisit this subject due to a family emergency.

Announcements:

- 1. **Next Annual HOA meeting will be February 6, 2010 at 10:00 in the Building 2 Unit 107. Please bring your own chairs.**

Adjournment: The meeting was adjourned at 9:45 a.m.

Submitted by: Melody Dates, HOA Secretary, January 17, 2010