

HARTSOCK VILLAGE CONDOMINUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
July 7, 2010

Officers Present: Dwight Cooper, Alice Wilson, Lori Leyba, and Melody Dates
Property Manager: Bruce Beers
Committee Chairs Present: None
Guests Present: Ray Wilson
Quorum: Yes

Opening:

The Board meeting of the Hartsock Village Condominiums HOA was called to order by Dwight Cooper at 9:10 a.m. on July 7, 2010.

May 5, 2010 Minutes: The minutes were approved via e-mail. A verbal approval by the Board of Directors was unanimous.

Reports of Officers:

1. President – Dwight Cooper presented the following items:
 - a. Dwight did not have anything prepared.
2. Secretary - Melody Dates presented the following items:
 - a. I picked up a baby diaper again over by the car entrance of Building 3. I am also finding apple cores and cigarette butts all over the parking lot.
 - b. People are getting very lazy in throwing things into the dumpsters. All they have to do is lift up the lid and place the trash into the dumpster; instead, they are just setting it on top for someone else to do for them.
3. Treasurer – Alice Wilson presented the following items:
 - a. Bruce went over the May 5, 2010 Financial Report and it was approved.
 - b. The tenants in Building 3, unit 101 have briquettes and cigarette butts on the ground. They should not be using this type of grill on the property and putting the briquettes on the ground is a fire hazard.
 - c. The tenants in Building 3, unit 101 are smoking on the balcony and the smoke goes into window of unit 102. Lori will talk to the tenants.
 - d. Alice mentioned that the block wall on the west side of Building 3 at the south end has erosion that is getting worse. Alice would like to see the

wall extended to avoid further erosion. Dwight said he would see what he has in blocks.

- e. The patio downspout and the erosions damage under the patio outside of Building 3 unit 101 needs to be repaired before the patio cracks or sinks.
- f. What is the status on the water leak from 3-101? Lori mentioned they have a plumber looking at it.
- g. What is the status of the squirrels? The squirrels have been caught and grids have been put up to deter them from getting back into those areas.
- h. Mulch is badly needed in many areas. Do we have the money for doing the mulching? No
- i. What is the status of the outstanding bills? Grants Landscaping is the only outstanding bill per Bruce which is \$1,000.
- j. There are landscaping issues that need to be addressed. The hibiscus plants need to be trimmed. All of the dry leaves and branches need to be cleaned up. They have not been cleaned since this last fall and we are getting ready to go into the fall season again.
- k. Is there a way the windows in the common entry areas can have a film on them to cut down on the heat from the sun? Bruce said he could look into this and get a bid.
- l. The garage door in Building 2 does not have a sensor to stop the door from coming down on someone or someone's car. Does this need to be rectified? Dwight mentioned that every garage door has an automatic sensor on them so that this does not happen. This garage has a reverse sensor.
- m. The garage door in Building 3 still needs to have the timing adjusted so the door closes faster. This is a security concern.
- n. What are the rules for babysitting services? The people involved in Building 2 are propping the doors open so that the families can drop off their children. This is a violation of security for the building. Bruce will send a letter noting the violation.
- o. There was an incident that happened in Building 3 where a tenant was playing ball with her son near the cars. Do all the tenants have a copy of the rules? Have they signed the form indicating that they have read them and will comply with them? Also, the tenants need to be reminded that our Property Manager has the authority to directly handle any Rule enforcement issues. Lori indicated she has gone over the rules with every

tenant and they do know what the rules say. We need a signed copy of this form on file in the Property Manager's office.

- p. Dwight needs to commit to a plan for getting the back dues paid down. The current monthly dues are \$2,552. Dwight said that he can stay current with his dues now that the units are rented. He would come up with a plan to pay down back dues.

Committee Reports:

- 1. Strategic Planning – Linda Crownover will wait until the next board meeting to issue a report.

New Business: Bruce Beers

- 1. We still need two more bids for the sealing of the parking lot.
- 2. Alice said she still needs one more remote control for the garage door for Linda Crownover to replace the old ones.
- 3. Kha (the former cleaning company) submitted a workman's compensation claim. Bruce said it was denied.
- 4. The tenant in Building 3, unit 105 needs to put a pan under his/her car to catch the oil leaking from the car. This unit needs a letter with a fine for this continued violation. Sec 4.12 of the Rules document.
- 5. Bruce said he had a request to come out on July 4, 2010 to retrieve keys that were dropped down the elevator shaft. The tenants said they had another key so Bruce told them it was not an emergency for him to rush out on the holiday. Bruce will retrieve the keys and return them to the tenant. Lori advised Bruce that she told the tenant she would have to pay Bruce for this trip and service.
- 6. There was a letter from an owner in Building 2, unit 204 regarding unsafe issues that she had witnessed on June 30, 2010. She did call the police. She also mentioned about the door being propped open and how unsafe it was for everyone to have this happening on a continual basis.

Announcements:

- 1. Next Board of Directors meeting will be August 4, 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 10:30 a.m.

Submitted by: Melody Dates, HOA Secretary, July 19, 2010