

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
May 5, 2010

Officers Present: Dwight Cooper, Alice Wilson, 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 9:02 a.m. on May 5, 2010.

**April 7, 2010 Minutes:** The minutes were approved via e-mail. Alice made the nomination to approve the minutes and Melody seconded the nomination. A verbal approval by the Board of Directors was unanimous.

**Financial Statement:** Bruce went over the financial statement and answered all questions. The statement was approved unanimously.

**Reports of Officers:**

1. President – Dwight Cooper presented the following items:
  - a. Dwight has not been receiving any of his e-mail due to his computer being broken. His computer is running now and Bruce will resend the items that Dwight needs.
  - b. Dwight has one tenant (3-305) that was supposed to remove their dog from the property. This dog was seen after April 30, 2010 which is after the due date given to the tenant. Dwight will give them notice.
  - c. The railing that was attached to the wall by Dave will remain as it is. It would destroy the building to remove it. The concrete would have to be torn up also.
  - d. The electronic box and conduit pipes in the garage of Building 2 have had problems. Dave has drilled a new hole and tilted the box so that the water will be removed from the pipes.
2. Secretary - Melody Dates presented the following items:
  - a. Melody mentioned that the items will be covered under the Treasurer's section.

3. Alice handed out a sheet of items that were reviewed by the Board of Directors. The following items were presented:
- a. The Reserve Fund will be adjusted to reflect \$4,500. 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. Bruce said we do have to pay Grant's Landscaping because they are undergoing bankruptcy.
  - b. The trash receptacle has two sides but people are not using both sides. They are leaving the trash in front or stack it on top. Bruce will get an estimate on what it would cost to change the type of receptacle to another type.
  - c. Alice inquired about the warranties and receipts for the equipment for the condo. Dwight said he has the box of paperwork from the files in the old office. He has looked through the box and has not found any of the warranties or receipts. Bruce said he would pick up the box from Dwight.
  - d. The trash bin enclosure post needs to be reinforced for Building 2. Dwight will have Dave check on this and figure out the best way to fix this item.
  - e. Cars are still speeding in the parking areas. Bruce said he will mention this in the newsletter that will be out in May. Bruce said he would get a posted speed limit sign for the main entrance.
  - f. Alice inquired to Bruce if there were any responses to the violation letters that have already been sent out. Bruce said all of the old cars are gone.
  - g. Building 3 garage door needs to be adjusted so that it closes faster. There are many people that leave really early in the morning and come home late at night and Alice feels this is a safety issue. There was a problem in Building 2 when there was a man found sleeping in the mailroom lobby around 6:00 a.m.
  - h. Building 3 has a person that runs their vehicle for a long time in the garage. The exhaust fumes are really bad. This tenant needs to park his vehicle outside. Alice wanted to know if the fans were in working condition. Dwight and Bruce said they were working properly.
  - i. Ron Davis will start as the new cleaning company for the buildings. Ron will shampoo one level at a time to allow for drying and will use fans. Ron will clean the tile from 10:00 pm through 6:00 am so there will be less foot traffic. Notices will be put in the mailrooms, door entrances, and garage entrances. This is planned for early June.

Committee Reports: None

New Business: Bruce Beers'

1. Maintenance Items – We have a new cleaning company that will be owned and operated by Ronald Davis.
2. Asphalt Seal Coating. Lori has already received one bid for the job and gave each board member a copy of the bid. Bruce will schedule a time when this job can be started.
3. There are still two units that need the water meters calibrated. One of the units has a bad meter and the other unit has bad wiring.
4. Landscaping – Bruce needs to have a walk through with Martin as to when they are going to fertilize, re-mulch, and look at some of the bushes. Bruce said the sprinklers would be activated in the middle of May 2010.
5. Building 3 has oil stains in the garage. Unit 105 makes no attempt at cleaning his/her stains off the floor. Bruce will have Ron Davis look into cleaning these stains and then will bill the person/persons responsible for the stains. Bruce will be meeting with Ron Davis and will be giving him the key to the sprinkler room and other keys as necessary.
6. Squirrel Problem – There is still a squirrel problem in 1-101 and 3-201. The squirrels have chewed through the plastic vents. Traps have been set.
7. There is a sleeve from the flagpole that needs to be cut off at the ground. It could be a safety issue if it is not cut off. Dwight will have Dave take action.
8. Alice mentioned about adopting a light pole. Bruce said that it costs \$100 a year per pole to have a light turned back on in the front. He said that we might consider doing this in the winter.
9. Propane Tanks – The board members voted to change the rules regarding the propane tanks. Propane tanks will be allowed on the patio if they are attached to the barbeque. A propane tank (by itself) cannot be just sitting on the balcony. There is one unit that has one sitting on the patio and Lori will notify the tenants. The propane tanks must be 4 feet away from the furnace room door when in use.
10. Elevator Phone Line – Bruce has had the alarm box going off at all times of day and night in Building 3. He had a new phone line installed on Tuesday to correct the problem.

11. Graffiti has been cleaned off the front wall twice. It comes off by power spray washing. Dwight indicated that if the wall gets graffiti on them to call the police.

**Announcements:** Next Board of Directors meeting will be June 2, 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 10:05 a.m.

Submitted by: Melody Dates, HOA Secretary, April 16, 2010