

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION  
Special Board of Directors Meeting Minutes  
November 8, 2010

Officers Present: Alice Wilson, Patricia Lau, Melody Dates, Linda Crownover (via phone)  
Property Manager Present: Bruce Beers  
Committee Chairs Present: Linda Crownover  
Quorum: Yes

**Opening:**

A Special Board meeting of the Hartsock Village Condominiums HOA was called to order by Alice Wilson at 10:38 a.m. on November 8, 2010 at the office of Bennett-Shellenberger Realty, Inc. 1710 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado 80909

**Agenda:**

1. Water billing process has been transitioned. Bruce will be taking the readings. Updated bills will be delivered this afternoon. Some bills were mailed, some emailed and some left in the boxes in the lobby. These are the October bills due November 1st. Bills will continue to be delivered to Owner's front door.

Most tenants are paying their water bills directly. Only a couple of bills are still outstanding and they are on Dwight's account as he is ultimately responsible. A monthly statement is mailed to Dwight and a bill mailed to the tenants. Any outstanding bills are turned over to Lenard Rieth for Collections.

Alice requests that Bruce copy the Board with regard to letters concerning collections. Linda requests that Bruce copies correspondence to the Board.

2. A written request by Paul Richard Meese, a Tenant renting Unit #101 at 3775 building, from an out of state Owner requested permission to mount a Direct TV satellite dish on the pole near his unit outside. Approval of the request will be based on conditions: The Board must pre-approve the location and size of the satellite dish and there must not be any additional cost to the HOA. Melody motioned to accept the proposal the motion was seconded by Alice. Bruce will send letter approving the request for Direct TV service and convey the conditions prior to installation, as discussed.
3. A noise complaint regarding Unit #101 at 3775 building (same unit as above). The noise is described as "hammering". Bruce will send a letter or email to Paul Richard Meese with a copy to the Board or Bruce may contact the tenant by phone to address complaint.
4. Three move-in fees were paid.
5. Collection of past due assessments from Dwight Cooper was addressed in Executive Session.

6. Accounts Payable

- a. Cleaning (Ron Davis) – Bruce will make payments
- b. Inspection, Fred Root – Bruce will make payments
- c. Attorney fees for Collections – Payments can be arranged
- d. Annual Inspections – Stave off payments for a bit

Bruce reports bill should be lower in the winter. Any savings will be offset any by the Inspections. If we have to use some of the reserve money we can, just to get through to February.

Bruce will produce a list of A/Ps as of the 15th of November and email to the Board.

The current monthly deficit is approximately \$1,635 per month status quo (without past due assessments).

Bruce advised Lenard Rioth that a copy of the Inspection Report was sent to Dwight Cooper with no response to date. A deadline of November 15th was established for next steps and consult with Lenard Rioth to see how we should handle the HOA construction defects lawsuit. There are various firms that specialize in construction defect law.

There are various firms that specialize in Construction Defect law. Fees are usually around 30 percent plus expenses.

7. Other

- a. Bruce will send out a new Directory of Owners and tenants to all residents and cover letter to Owners only, addressing future increase in dues.

The letter will reflect how much we will have to collect to cover the shortfall, that we are pursuing collections and working with an attorney and "here's where we are and here's where we think we might have to go".

Bruce will produce the first draft, the Board will make any changes then Bruce will send the letter out.

The cover letter will also include a list of the Officers.

- b. Bruce to cc and bcc Board members all HOA draft letters, responses and incoming correspondence.

- c. On October 25, 2010 the Board voted electronically to approve the following new Rule:  
  
“Upon the sale and/or transfer of a unit, each new owner will pay a one-time Capital Contribution to the HOA, equal to two monthly payments of the unit’s assessed HOA dues.”
- d. Steve Lebel is the attorney handling Collections and will give us all the options to pursue.
- e. Bruce will email the new address for CD Development to Board.
- f. The overhead garage door, building 3 needs weather-stripping. Reset timing to adjust closing of door.
- g. Leo Hoefler has volunteered to maintain the lights.
- h. Melody motioned to approve the minutes of October 13, 2010. The motion was seconded by Alice and approved.

Next Meeting: Bennett Shellenberger Office, 1710 E. Pikes Peak Ave  
Wednesday, December 1, 2010 at 3:00 p.m.

Adjourned: 11:50 a.m.