

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
October 13, 2010

Officers Present: Alice Wilson, Linda Crownover, Patricia Lau, Mike McGrew, and Melody Dates
Property Manager: Bruce Beers
Committee Chairs Present: Linda Crownover, Strategic Planning
Guests Present: None
Quorum: Yes

Opening:

The Board meeting of the Hartsock Village Condominiums HOA was called to order by Alice Wilson at 4:05 p.m. on October 13, 2010 at the Hartsock Village Condominiums in Building 2 Community Room, Colorado Springs, Colorado 80917

Approval of Meeting Minutes for the September 18, 2010 HOA Board Meeting: The motion to approve the minutes was made by Linda Crownover and seconded by Alice Wilson. The minutes were approved.

Financial Statement – October 2010

Bruce went over the financial statement and explained each line item and where we are to date. Bruce also discussed the following items:

1. The Cash Analysis.
2. All of the upcoming Required Expenditures.

The financial analysis showed that the HOA is operating at a deficit (due to non-payment of dues by the former Declarant) and that an increase in HOA monthly dues will be necessary in 2011. The amount will be determined after further analysis.

Report of Officers: No reports were given.

Committee Reports:

1. Strategic Planning: Linda Crownover
 - a. Linda indicated that she has only received general asset information from the Declarant and is unable to develop a detailed asset inventory from this data. She reported that the HOA reserve fund remains underfunded because of the operating deficit (due to non-payment of dues by the former Declarant).

New Business:

1. Alice welcomed the new board members: Mike McGrew, Patricia Lau and Linda Crownover to the board.
2. Nominations for positions on the board were opened and the following people were elected to these positions: President (Alice Wilson), Vice President (Mike McGrew), Recording Secretary (Patricia Lau), Communications Secretary (Linda Crownover), and Treasurer (Melody Dates).
3. Rules of Conduct for Board Meetings (Alice Wilson)
 - a. Agenda items will be identified and info distributed at least a week prior to the board meeting so we do not waste time getting up to speed on the issues.
 - b. Individual presentations and discussions will be limited to five (5) minutes per person per topic.
4. Robert's Rules of Order (Melody Dates)
 - a. Melody did a brief introduction of the Robert's Rules of Order that we will all be using to conduct the meetings. The website www.robert-rules.com/index.html explains all the rules that we must adhere to in order to make the meetings run smoothly and the keep us legally responsible to the homeowners
5. Fiduciary Responsibility to the HOA (Linda Crownover)
 - a. Linda distributed several handouts that explain what the responsibility of every board member consists of to the Board and to the Homeowners.
 - b. Linda discussed the importance of confidentiality of "sensitive" information.
6. Alice indicated that due to recent break-in of a unit in Building 2 that perhaps we should consider a keyless entry using a card system. This would be a cost that we would have to look into and see if it is feasible to consider. Bruce said this would be expensive to initiate.

Old Business:

1. Jeremy Combs has just purchased a unit in Building 3. We need the vehicle information and to verify that the initial fee was paid to the working capital fund.

2. Building 2 has squirrel problems. They have already chewed through the wires for the air conditioning in two units. It costs \$125.00 for the repair costs.
3. Have the people in Building 2, unit 107 moved? Bruce said they are moving out by the end of the month.
4. The Board asked Bruce if Anthony Evans in Building 3, unit 107 has moved. His silver Mercedes is still in the garage. Bruce said yes and he would put a tag on the vehicle to be towed if not removed.
5. Alice wanted to know if the emergency lights have been checked by Western States. Bruce said they have not been because the regular inspection is coming up soon and will be checked at that time. Leo Hoefler will be doing the job of changing light bulbs that Ed Schmauder did before he moved. Bruce said if you see any lights out to contact Leo.
6. The blacktop sealing coat update -
 - a. Bruce will call a blacktop company tomorrow to check the cost and see if it is too late in the fall to do this; if it is too late, it will have to wait until next spring.
 - b. Building 2 asphalt and sidewalk will have to be dug up to find the leak problem that Building 2 is having. It might be best if we wait on the sealing until after we have this project done and then do it all at once.
7. Alice wanted to know where the property line on the south border of Hartsock ends. The current landscaping people stop at a certain spot and all the weeds beyond that point are still there. Bruce said there is a line there and an easement between Hartsock and The Court. Melody will check with The Court to see if we can weed whack on their easement up to the fence line and whack the weeds down. It will be an improvement for both parties.
8. Building 3 still does not have hot water for the cleaning people to access. Bruce will take action to correct the problem.
9. Who will take over the billing of the water? Bruce said that it would be handled internally within his office.
10. Are we going to hire an inspector to check the buildings for construction defects and other issues? Bruce said he had someone that would be out to give him a bid this week. We need the list and the punch list items that we have been updating so that this project can be itemized and get to Dwight for his actions.

11. Building 1 mail boxes are in need of repair or replaced. Mike said he would look at them and fix them if he could. It would be too expensive to replace them right now.
12. The Rules have been updated and have been distributed to the Board. The motion to adopt the rules as is was made by Melody and seconded by Mike.

Announcement: The next board meeting will be November 17, 2010 in Building 2 in the community room.

Adjourned: The meeting adjourned at 5:48 p.m.

Submitted by: Melody Dates, HOA Secretary, October 27, 2010