

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Special Homeowners Meeting Minutes
September 18, 2010

Officers Present: Alice Wilson, Melody Dates

Property Manager: Bruce Beers

Committee Chairs Present: Ed Schmauder – Landscaping/Maintenance
Doris Schmauder – Rules Committee

Homeowners Present:

Quorum: Yes

Opening:

The Board meeting of the Hartsock Village Condominiums HOA was called to order by Bruce Beers at 10:15 a.m. on September 18, 2010 at the Ruth Holley Library, 685 N. Murray Boulevard, Colorado Springs, Colorado.

Each homeowner signed the sign in sheet on the table which Bruce has now. Bruce Beers, the Property Manager, called the meeting to order and told the homeowners that we needed to elect at least one to three board members. He said we are here also to discuss the transition process from the Developer, Dwight Cooper, to the Homeowners. Bruce discussed the why and how for the transition.

1. On February 6, 2010 the homeowners accepted the ownership of Hartsock Village Condominiums that was triggered by Colorado Common Interest Ownership Act (CCIOA) which reads as "...The period of Declarant control....shall be terminated no later than the earlier of either (i) sixty (60) days after conveyance of seventy-five percent of the units....(ii) two (2) years after the last conveyance of a unit.... or (iii) two years after any right to add new units was last exercised. The portion that triggered this for you is (iii.) Dwight sold his last unit on February 5, 2008.
2. Bruce explained the transition plan that the deed to the common areas has to be signed over to the homeowners. The audit documents from the beginning until now will be done by Dwight. He will have to pay for this himself. Dwight is required to turn over all the records; which he has done. Bruce is working with the insurance company so they know we are in transition phase now.
3. Dwight will have to complete the punch list of defects to common areas, hallways, etc. If you see any items that need addressed, please contact Bruce.
4. Dwight is behind in his dues and assessments that he owes the association. Dwight is trying to pay as much as he can. All his rentals pay their payments to his bank. This amount of money does not cover Dwight's debt service to the bank.

5. Dwight has 19 units now. He sold one this past week. He will have to pay up everything on the one unit he sold. The best scenario is for him to sell all of his units.
6. Bruce explained there are several ways that could possibly be for Dwight to get caught up on his dues. If it gets where he is not paying the dues, then other measures would be used. Dwight has made six payments of \$2,500 this year.
7. Bruce then had a question/answer session on the transition process. Several homeowners asked questions and he gave them answers.

We are here to elect board members. Bruce read Linda Crownover's biography that she submitted because she was unable to attend. Alice Wilson said that Mike McGrew would also be interested in being a member. Alice asked Sally if she was interested but she did not say if she wanted to become a member. Lisa Shield nominated Patricia Lau to become a member and she accepted. Bruce said that we had three nominations, "do we have a motion to elect these three interested board members?" Joyce Adams made the motion to elect the three: Linda Crownover, Mike McGrew, and Patricia Lau, Alice Wilson seconded the motion. He said, "All in favor, say I." "We now have three new board members: Linda Crownover, Mike McGrew, and Patricia Lau."

Bruce said that the library will probably be where we will meet for the annual homeowners meeting in February 2011.

Adjournment: The meeting was adjourned at 10:55 a.m.

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