

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting
August 31, 2011

Officers Present: Alice Wilson, Linda Crownover, Melody Dates, Patricia Lau and Wavey Williams

Property Manager Present: Bruce Beers

Committee Chairs Present: Linda Crownover, Strategic Planning Committee

Quorum: Yes

The Board meeting was called to order at 10:38 a.m. by President, Alice Wilson at the offices of Bennett-Shellenberger Realty, Inc. located at 1710 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado 80909.

Opening:

The minutes of the last meeting, July 27, 2011 were previously approved via email on August 21, 2011.

President's Report:

1. Alice commented that the cement work looks good. There is one piece left to finish where the settling is happening.
2. Bruce confirms he has sent a bill for \$1,169.00 to Atlas for damages to the parking area during a move in February 2011.
3. Ron Davis has not sent a bill for cleaning services.
4. The shampooing of the carpets at 3765, building 2 is complete. The carpets at 3755, building 3 will be cleaned on September 10th and 11th.
5. The red and blue curtains in unit 3-106 have been removed in compliance with the Hartsock rules.
6. Bruce will contact the tenant in unit 3-105 regarding the mop and basketball hoop being stored on their deck.

Treasurer's Report:

1. There were a total of nine move-ins since January 2011. Six move-in fees are outstanding. Three move-in fees will be paid in August by: Mann, unit 1-104, Gering, unit 2-106 and Vargas, unit 2-305. The remaining unpaid are Gomez, unit 3-101, Summers, unit 2-108 and Lee, unit 2-206. Bruce will contact the owners for payment.

2. Bruce will contact Lori Leyba and let her know she will have to attach a check for move in fees when she submits a rental application for approval.
3. Bruce reported that the insurance payment of \$1,436.62 for damage to the garage door has not been received. It was decided to assess the account of the owners for the \$1,436.62. Bruce will send a letter advising the Campbells in unit 3-307.
4. Bruce reported that Wells Fargo has been billed \$540.73 for the super lien on unit 2-101 but we have not received any payment. There is an assessment of \$137.00 every month and Bruce has just starting charging late fees this month.
5. Bruce will send a letter to Brent Spaulding, the owner in unit 3-208, to collect the move-in fee.
6. Melody reported that the current balance in the petty cash account is now \$89.22 and that \$10.78 was spent on July 11th for keys.

Property Manager's Report:

1. Bruce discussed the August Financial Statements.
2. The Board discussed turning over the matter of the Declarant's required HOA audit and CD Development's outstanding construction defects to our attorneys. Linda made a motion to do so, Alice seconded the motion, the vote was unanimous and the motion was carried.
3. Bruce will contact the attorneys regarding the audit and construction defects.
4. Bruce reported the back-flows were tested and that we are now in compliance with the City.
5. Bruce reported that the call boxes have been updated.
6. Bruce will remove Mike McGrew as Vice President on the Hartsock website.
7. Bruce provided notices to be posted letting owners know about the seal coating in the common area parking lot on Thursday, September 1st and Friday, September 2nd.

Unfinished Business:

1. A request was made by Juan Quinones in unit 1-201 to build a gate to for his carports. The Board did not approve the request.
2. Bruce will send a letter to Juan Quinones informing him that the Board did not approve his request. The letter will also state that the rope must be removed but

that the Board may consider a full garage. Linda made a motion to deny the request, Wavey seconded the motion, the vote was unanimous and the motion was carried.

3. Bruce reported that we are waiting for the new proposal from HVAC Solutions, Inc. for the screens to keep the squirrels out. The new proposal will include the four additional units that were left out.
4. Patricia reported on mats for the buildings. Entry points and locations in the building where mats are recommended were identified as well as a source. Types, sizes and costs were discussed. A firm bid from G&K services is forthcoming.
5. Bruce sent a letter to the tenant in unit 3-105 to clean up the absorbent and to police their parking space.
6. The bid from JMP Services to repair the sprinkler room doorframe is still pending.
7. The Jeep that belonged to F. Williams has been towed.
8. Bruce has left two messages for Matthew Miller the tenant in unit 3-108 asking him to pull his car forward as far as he can in his garage space.

New Business:

1. The use of studded tires in the garage is a problem. Linda made a motion to enact a new rule forbidding studded tires in the garage, Alice seconded the motion, the vote was unanimous and the motion was passed.
2. Bruce qualified what information needs to be kept by board members and the how to report the results of a vote.
3. Bruce will get a price from Ron Davis for sweeping/vacuuming the garages so they can be cleaned as needed.
4. Some no-smoking signs need to be posted in the building and in the garage. Patricia has samples.
5. Bruce will draft a budget at the end of September.
6. Linda has created a Facebook page for the HOA and for the Board.
7. Linda will draft a letter to the owners regarding plans for the Annual Meeting.
8. Bruce will get a price for handicapped door openers for the fire-rated doors.

9. Wavey will investigate whether there is any funding available for the retrofitting of handicapped door openers.

Adjournment:

The meeting was adjourned at 12:15 p.m.

Announcements:

The next meeting will be at on Wednesday, September 28, 2011 at 10:30 a.m. at the offices of Bennett-Shellenberger Realty, Inc. 1710 East Pikes Avenue, Suite 200, Colorado Springs, Colorado.

Submitted by: Patricia Lau, Recording Secretary on September 26, 2011