

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
January 7, 2011

Officers Present: Alice Wilson, Linda Crownover (via phone), Melody Dates, Mike McGrew,
Patricia Lau

Property Manager Present: Bruce Beers

Committee Chairs Present: Linda Crownover

Guest Present: Wavey Williams

Quorum: Yes

Opening:

The meeting was called to order by Alice Wilson at 3:45p.m. on, January 7, 2011 at the office of Bennett-Shellenberger Realty, Inc. 1710 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado 80909

Alice Wilson welcomed new owner, Wavey Williams to the meeting and introduced the Board members and Bruce Beers.

Discussion

1. Bruce gave an overview of the December 20, 2010 Financial Statement.
2. Current expenses, upcoming and projected expenses and some cost cutting strategies to offset the negative monthly income were discussed.
3. Measures that might help lower lighting and heating costs were discussed.
4. The \$1650.00 per month shortfall does not include the accumulated costs of janitorial services to date or the outstanding amounts owed to Bennett-Shellenberger or any lawyer's fees.
5. Bruce reported on the Money Market Accounts (2) and the Reserve Account.
6. Outside services and fixed expenses were discussed.
7. Lights, garage entry doors and automatic garage door, fire alarm being tripped were discussed.
8. Linda will prepare (1) an HOA Q&A addressing operations and financial issues and (2) a fact sheet regarding Federal and State legislative updates to facilitate the Annual HOA Education Information presentation.
9. The Q&A and the Fact Sheet will be included in the mailing to Owners at the end of January that announces the time and place of the February 12th, HOA Annual Meeting.

Old Business:

1. Leak in sprinkler room has been addressed.

Approval of Meeting Minutes for the December 20, 2010 HOA Special Board Meeting: The minutes of the December 20th meeting were approved by e-mail.

Adjournment:

The meeting was adjourned at 5:07p.m.

Prepared by: Patricia Lau, Recording Secretary on January 20, 2011