

**HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**July 27, 2011**

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

The Board meeting was called to order at 10:37 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 were approved via email.

**President's Report:**

1. The recent mulching around the buildings was a major improvement. The existing mulch was turned over to bring back some color.
2. The new tenant approval documents from Lori are being kept on file. A new tenant is due to move into 3-104 on August 1. There are additional new tenants in September. Bruce will update the file when a lease is renewed.
3. A supply of light bulbs will be kept in both buildings.

**Treasurer's Report:**

1. Move-in fees were discussed. There are five fees outstanding from new tenants- There will be no final approval until move-in fees are paid. Bruce will bill unit 3-108 for move-in fees.
2. The status of the damage to the garage door in building 3 was discussed. A bill was sent on Monday, July 25th for the damage.
3. The status of the liens on unit 2-101 was discussed. A bill has been sent to Wells Fargo.
4. The condition of the dimensional shake roof on our buildings was discussed. There is a manufacturer's warranty in place. The roofs on our buildings are in good shape.
5. Alice will contact Ron about the floor mat samples and will get the dates for the carpet shampooing.

6. Bruce will tag the car owned by Forsham Williams, formerly in unit 2-101 or tow the car if necessary after 72-hours notice.

**Property Manager's Report:**

1. Bruce reports that the audit has not been done and it is now turned over to the HOA's legal counsel.
2. The audit and construction defects were discussed. It was decided that the Board would continue the process of discovery.
3. Bruce has sent a letter to Dwight Cooper with regard to moving his personal property from the sprinkler room.
4. Reports of vandalism in the sprinkler room and elevator were discussed. It was reported that the door to the sprinkler room in building 2 was kicked in and one of the elevator buttons in building 2 was pushed in.
5. Bruce will check in building 2 for a room for Ron to store his equipment.
6. Bruce reports that the new tenant form is in use and will provide the latest updated list to the Board.
7. Bruce will remove the absorbent left in the parking space by the tenant in unit 3-105.
8. It was reported that the tenant in unit 3-106 has removed the studded tires on the vehicle that was parking in the garage.
9. Bruce will check on the motorcycle belonging to the owner of unit 3-204 parked in the garage.
10. Bruce reports that nothing has been done about the leak under the sidewalk, north of building 2.
11. Bruce contacted the tenant, Paul Meese in unit 1-101 and confirmed the grill being used is a gas grill and in compliance with our rules.
12. Bruce has sent a letter to Dwight Cooper regarding the tenant in unit 3-206. The tenant has hung red curtains. Bruce will follow-up next week.
13. Bruce reports that the concrete work will probably be done in mid-august and all the work will be done at one time. The seal coating should be done the 3rd or 4th week of August after the concrete work.

14. Bruce reports that the moving company has been billed in the amount of \$1,169.00 for the damage done to our parking lot.
15. Bruce confirmed there would be re-striping of the parking area in front of building 3 and a wheelchair pathway will be created for access.

**New Business:**

1. Bruce will contact Matthew Miller the tenant in unit 3-108 to have him pull his car further forward. The car is extra long and is not designed for the small space that is provided for his car.
2. Bruce will check to see if the car belonging to Paul Meese, the tenant in unit 1-102 has expired license plates. If this is the case, Bruce will send a letter.
3. Document formatting and the process for editing minutes were discussed. Linda will draft some guidelines. Board members will provide their input and any suggestions.

**Old Business:**

1. Bruce reported on resolution of the squirrel problem. Olson's Plumbing bid was \$2,184.00 to put up stainless steel screens over the exhaust vents. The board will get a bid for all 52 units.
2. The dates for the walk through with Ron Davis, Wavey Bruce and Alice to identify cleaning issues can be scheduled any time on August 1st, 3rd or 5th. Bruce will contact Wavey to confirm a date.
3. Bruce will meet with Juan Quinones to discuss some general concerns he has expressed to Bruce and a separate issue with regard to a gate he is proposing to be built for his carport.
4. Patricia will provide a list of locations where floor mats should be situated in the buildings including additional information with regard to size and type of mats.
5. The condition of the existing carpets was discussed and it was decided that shampooing of the carpets is warranted.
6. Patricia will follow up with information about the IICRC. They will contact Bruce to schedule a walk-through with regard to carpets and floors to facilitate future planning.
7. Bruce will check into the status of the dead trees behind building 3.

**Adjournment:**

The meeting was adjourned at 12:05 p.m.

**Announcements:**

The next meeting will be at on August 31, 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 August 21, 2011