

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
March 8, 2011

Officers Present: Alice Wilson, Linda Crownover (via phone), and Melody Dates
Property Manager: Bruce Beers
Committee Chairs Present: Linda Crownover
Guests Present: None
Quorum: Yes

Opening:

The Board meeting of the Hartsock Village Condominiums HOA was called to order by Alice Wilson at 10:48 a.m. on March 8, 2011 at 3755 Hartsock Lane Unit 303, Colorado Springs, Colorado 80917

Approval of Meeting Minutes for the November 8, 2010 HOA Board Meeting: The minutes of the February 7, 2011 meeting were approved by e-mail.

Property Manager's Report:

1. The lease for new tenants in Building 3, Unit 108 was not approved due to the no-pets rule.
2. Bruce will call Overhead Doors and have Building 3 garage fixed.
3. Alice requested that Bruce e-mail the entire Board when a condo is sold and the certificate is given.
4. There is a hot water problem in Building 3. Bruce will contact the company and get the hot water heater problem solved.
5. The damage done to the curbs when the moving truck came into the complex is \$1,169 – the company has agreed to reimburse Hartsock for the damage.
6. The annual meeting will be March 26, 2011. Bruce went over the proposed budget, which included an increase in dues of 10 percent. The Board decided that we need to have an increase in dues of 15 percent to cover our bills for next year – the extra income will be allocated to the contingency line item.
7. Bruce will mail out the revised budget to Board members for review in the next few days.

Report of Officers:

1. There were no Officer's Reports.

Committee Reports:

1. There were no committee reports.

Old Business:

1. The Board noted that Lori Leyba needs to provide the information on all of the new tenants. We need their phone number, number of occupants, and the license number along with the make and color of car they drive.
2. Gregg Nopp's tenant is still in the unit. Bruce will check with Gregg on the status of his eviction.

New Business:

Property Manager's Report:

1. Dwight has a storage unit in Building 3. Lori Leyba has been seen going in and out recently. Is he paying extra for the storage unit or is that one of his tenants? Bruce will check and get back with us.

Announcements:

Next board meeting will be March 26, 2011 at 10:30 a.m. at Bennett-Shellenberger Realty, Inc., 1710 East Pikes Peak Avenue, Suite 200, Colorado Springs, CO 80909.

Adjournment: The meeting was adjourned at 11:30 a.m.

Submitted by: Melody Dates, Acting, HOA Recording Secretary, March 16, 2011