

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting
October 5, 2011

Officers Present: Alice Wilson, Linda Crownover (via telecom), 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 10:08 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, August 31, 2011, were previously approved via email on October 4, 2011.

President's Report:

1. Bruce will add the license numbers of owner's vehicles to the Hartsock vehicle registration list and will send the updated information to the Board.
2. The next HOA mailing will advise owners to contact Bruce to update their vehicle information (or their tenant's information) if applicable.
3. Linda will create a form that will be sent to owners to update current occupant and pet information.
4. Bruce will contact Lori Leyba regarding the tenants in 3-106 and in 2-205. There are issues with smoke seeping into the common areas from their units.
5. Ron Davis has recommended commercial automatic spray air fresheners for each building to help eliminate odors. A motion was made by Melody Dates to purchase two of them to try out. Wavey Williams seconded the motion, the vote was unanimous and the motion was carried. Bruce will authorize Mr. Davis to proceed with the purchase and installation immediately.
6. Increasing the move-in fees was discussed, given the significant wear and tear on HOA property. A motion was made by Alice Wilson to increase the move-in fee to \$200.00. Melody Dates seconded the motion, the vote was unanimous and the motion was carried.
7. A letter will be sent to the owners advising that effective December 1, 2011, the move-in fees will be increased to \$200.00.

Treasurer's Report:

1. The check from the movers for damage to the parking area curb is still outstanding. Bruce has sent an email to the company and drafted a letter today to be sent via certified mail informing them that they need to pay within two weeks.
2. To date, no payments have been received from Wells Fargo. A letter has been sent regarding the super lien on unit 2-101 and they are being billed. The outstanding amount at this time is \$923.75.
3. Bruce will send a letter to the owner in 3-208 regarding the move-in fee that is due.

Property Manager's Report:

1. The budget for 2012 was discussed. Some line items were adjusted. Bruce will update the budget and distribute it to the Board within a week.
2. Bruce recommends we add a separate line item with \$1,500.00 to 2,000.00 allocated to painting touch-up.
3. The janitorial service monthly budget was increased to include cleaning the garages in both buildings for a cost of \$125.00 for one cleaning per year.
4. Bruce will notify the mortgage lender that the 2011 property taxes for units owned by Dwight Cooper have not been paid.
5. The fire extinguisher check was recently performed in all buildings. Repairs cost \$155.00.

Unfinished Business:

1. Bruce will get bids from Olson's Plumbing, HVAC Solutions and from Lou Falzon Aire Service to address the problem of squirrels getting into the furnace rooms of individual units. Bruce will do a cash flow projection for the remainder of the year to see what is feasible to cover the costs.
2. Bruce will get a bid to repair the drainage problem in building 2 and the costs will be included on the list of construction defects. Estimated costs are \$2,000.00 to \$3,000.00.
3. The attorney for our HOA recommends pricing out the costs to correct all the construction defects and submitting the list to Dwight Cooper for his response. Bruce will review the list and the associated costs.
4. Bruce is getting bids for the installation and wiring of handicap door openers.

New Business:

1. Hartsock is no longer qualified for FHA certification. We can reapply if and when we meet the new eligibility requirements.
2. Alice will get a bid from a licensed and insured painting contractor to prep and paint doors and trim in the mailroom, the elevator room, north and south entrance doors on each floor in each building and to caulk around windows in common areas.
3. The cost for a service to provide commercial mats and maintenance is not currently feasible. The issue will be re-addressed at a later date.
4. The date of the next Annual Homeowners Meeting is set for Saturday, February 25th at 10:30 a.m. Bruce will see if the Ruth Holley Library is available.
5. "No Smoking" signs will be posted throughout the buildings.
6. Bruce will contact the owner in 2-208 to see if something can be done about the oil dripping onto the garage floor.

Adjournment:

The meeting was adjourned at 11:55 a.m.

Announcements:

The next meeting will be on Tuesday, January 10th at 10:00 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 October 28, 2011.