

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
March 7, 2012

Officers Present: Alice Wilson, Linda Crownover (via phone), Melody Dates, Patricia Lau, and Wavey Williams

Property Manager Present: Bruce Beers
Committee Chairs Present: Linda Crownover
Quorum: Yes

Opening: The meeting was called to order at 10:02 a.m. by Alice Wilson. The minutes of the last meeting, February 15, 2012 were previously approved via email on March 26, 2012.

President's Report:

1. Lou Falzon's bid for the squirrel screens is \$4,360 and they require half of the payment in advance. Motion was made by Melody to accept the bid, seconded by Linda, and unanimously passed
2. Current expenditures pending for the HOA are:
3. Squirrel Screens - \$4,360.
4. Locks for all of the utility doors in buildings 2 and 3 - \$50.00.
5. Legal fees to correct Exhibit C-1 in the Declaration - \$300 - \$500.
6. Legal fees to pursue the Construction Defects Suit - \$1,200.
7. Rewire the garage motor in building 3 to a dedicated line and replace and properly support wiring for the keypad and door safety control - \$230 and \$193 for a total of \$423.00.
8. No deposit in the Reserve Account - \$1,000.
9. The grand total of these items are \$9,333.
10. Based on the above expenditures, we do need to add an addendum of at least 5 percent to our budget.

Treasurer's Report:

1. The petty cash balance is \$87.04. There was no money spent this month from the petty cash fund.
2. The snow removal charges for last month need to be changed. There was not enough snow to warrant them to come out with their equipment. Bruce will talk to the company and get some of the charges removed from the bill. We still need the company to come out each time when it snows and put the ice melt on the sidewalks for the safety of everyone.

Property Manager's Report:

1. Bruce will meet with Tarr Electric Company and they will give us a bid on the items we want them to fix.
 - a. Exterior lighting above the entrance doors in building 1 needs to be added.
 - b. The garage motor needs to be rewired in building 3 to meet code.

Unfinished Business:

1. The costs for repairing the drainage problem in building 2 is estimated at \$2,000.- \$3,000. This bid has not been written yet and is not ready to submit it to Dwight Cooper.
2. The attorney for our HOA recommends pricing out the costs to correct all of the construction defects and submitting the list to Dwight Cooper for his response. Bruce said the report should be completed and he should be getting a copy of it next week.
3. Bruce is going to contact Lori Leyba regarding the tenants with the smoking problems we are having in both buildings. They need to install door sweeps under the door to contain the smoke inside of the unit. What other actions can be taken? Bruce will research and get back to the board.
4. The outstanding bill for \$1,169 to Allied Van Lines for the damage to the curbs is now in the hands of Lenard Rioth.
5. A discussion of when a Move-in Fee/Working Capital Fee is charged . There is one owner who has paid but we need to determine which fee the owner get charged. The board will pursue and seek a few more questions before making this decision.
6. The forms to update the current occupants/pet information/vehicle information need to be completed so that they can be mailed to owners and tenants.
7. Bruce is going to talk to Lori regarding the leasing requirements and what the board wants before they approve a lease.

8. The door (3-105) still needs to be painted . The two corner walls outside of the condo need to be repaired and painted.

New Business:

1. Annual HOA Meeting Agenda needs to be prepared.
 - a. Wavey will be at the sign in table for the meeting.
 - b. Alice and Melody will collect and confirm the proxies.
 - c. Linda will give the owner education requirement presentation. Linda will talk about what are the requirements for a special assessment should there ever be a need for one
 - d. Linda will give a report on the short term and long term goals for the Strategic Planning Committee.
2. The Bylaws, Article 2 Executive Board section 2.1 needs to be revised as to the number of members the board should have. It is currently 3 but we need to change it to 5. The motion was made by Alice and seconded by Melody to amend the Bylaws. The motion passed unanimously.
3. The Treasurer's position in the Bylaws needs updated also. Most of this is handled by the Property Manager and should remain the same.
4. There was a discussion regarding the disturbance on February 18, 2012. Bruce will handle it now but we need clear direction on this and how future disturbances should be handled. Bruce indicated that the police need to be called first. The caller needs to give the police their name, unit number, and phone number in addition, the unit number where the disturbance is happening. If this is not a true emergency, the police will do a drive by inspection. A report or email needs to be completed to Bruce the next day. The form can be found on the HOA website. If there is a need for Bruce to come to the complex at that time, call his office and the exchange will notify him.
5. The front door in building 3 from the mailroom to the elevator is not working properly. The A-Mobile Locksmith has ordered a part and should be fixed today.

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

Next Meeting: March 17, 2012 @ 10:30 a.m. at Pike Peaks East Library, 5550 N. Union, Colorado Springs, CO 80917

Prepared by: Melody Dates, Acting Recording Secretary, March 23, 2012