

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
May 2, 2012

Officers Present: Alice Wilson, Linda Crownover (via phone), Melody Dates and Brent Spaulding
Officers Absent: Wavey Williams
Property Manager Present: Bruce Beers
Committee Chairs Present: Linda Crownover
Quorum: Yes
Visitor: No

Opening:

Alice Wilson called the meeting to order at 10:25 a.m. on May 2, 2012 at the offices of Bennett-Shellenberger Realty, Inc. located at 1710 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado 80909.

The minutes of the last meeting, March 27, 2012, were previously approved via email on April 23, 2012.

President's Report: Alice did not have a report.

Treasurer's Report:

1. The balance in the petty cash account is \$87.04.
2. The new signature card was signed by Brent Spaulding at the UMB Bank. Melody, Alice, and Bruce are also authorized owners.

Property Manager's Report:

1. Bruce is waiting for the results of the Fire Inspection that was conducted – Hartsock did not pass inspection.
2. The sprinklers are up and running.
3. The proposal for the Fire Hydrant Inspection is \$280.00. This is required yearly and is due in July 2012. The board voted unanimously to complete this action.
4. Our mailbox units are no longer maintained by the U. S. Postal Office. Each owner is responsible for maintaining their own mailbox. If someone loses their key, they will be responsible for calling a locksmith and paying the bill.
5. Bruce will purchase more lights for backup to be stored in the electrical rooms.

6. One of the owners got a screw in his tire after the squirrel screens were installed. The owner requested reimbursement of approximately \$300.00 to replace the tire. Bruce will contact the installation the company and ask them to reimburse the owner.

Unfinished Business:

1. The Code of Conduct for the Hartsock HOA Directors and Committee Members was discussed. All members signed their document except for Wavey as she was absent from the meeting. The documents will be maintained by Bruce. Bruce will contact Wavey and get her signature. Linda will scan her copy and email it to Bruce.
2. The Resident Information Form was drafted by Linda and discussed. There were a few changes made by the board and Linda will update the form.
3. The Hartsock Village Condominiums Homeowners Association Rules were discussed. The Board voted unanimously to change the wording in the following paragraphs in the rules document: 4.1, 4.10, 7.1, 7.3, 7.4, 7.7, 7.8, 8.1, 10.2, 10.3, and 12.3 The new rules document will be mailed to the owners in May.
4. Bruce will get with Tarr Electric to finalize the cost to install (a) the lighting in Building 1. (b) Install a dedicated branch to the garage door in Building 3, and (c) support the wiring for the keypad in Building 3.
5. Bruce will do an inspection of the trees and shrubs at the end of May or the beginning of June 2012.

New Business:

1. Ron Davis Cleaning was discussed. Ron cleans twice a week-on Wednesday and also again on Saturday or Sunday. Alice will put a notice on the bulletin boards explaining what Ron does and what days he does them. Ron vacuums on both days. Ron will vacuum all the stairs once a week on the weekend for an additional \$25.00. The board unanimously approved.
2. Bruce will find out what the cost will be to replace the lock in Building 2 on the third floor which someone removed after it was installed. Bruce will send out a letter to the eight units on that floor explaining the purpose for the lock and see if someone knows who or what happened with the lock. Linda will draft a letter to the owners and Bruce will send it out. The letter will say the person who did this is compromising the access to the entire building.

Announcements:

The next Board meeting will be held at 10:00 a.m. on May 23, 2012 at the offices of Bennett-Shellenberger Realty, Inc. at 1710 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado 80909.

Adjournment:

Alice adjourned the meeting at 11:37 a.m.

Prepared by: Melody Dates, Recording Secretary on May 9, 2012.