

**HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**February 28, 2017**

**Board Meeting February 28, 2017:**

Meeting was held by Conference Call

**Call to order:**

Called to order 2:51pm MST

**Members Present:**

Alice Wilson, President (via telephone)  
Robin Hardie, Vice President (via telephone)  
Melody Dates, Treasurer (via telephone)  
PJ Arriza, Secretary (via telephone)

**Homeowners Present:**

**Property Management and Assistant Property Managers present:**

Chris Shade, Shalah Zimmerman, Allyson Niehus, Ren Gall (via telephone)

**Approval of Minutes:**

Approval of Annual Homeowners Meeting Minutes, October 24, 2016 - were approved by email.

**Reports:**

1. Allyson: The cost of the elevator repair in 3765 was \$2,117.92 and will be charged to operating expense. Note: Z and R will be getting new bids for the elevator maintenance contract this week.
2. Chris: The painting in both garages (handicapped and stencil number) is to be scheduled for Thursday.

**Business:**

1. Sprinklers head leaks
2. 3765 -104 cracking patio and slanting into the building instead of draining away from the building.
3. 3755 Recycling – possibly just remove one recycle bin and replace with garbage bin.
4. Mag-Lock or other HOA approved door opening device for handicapped resident
5. Water leak from 3765 – 303 into 3765 - 203
6. Walk through findings report request to be provided by Z and R.
7. Confirm Barbara Ann Budd, as Communications Secretary for remainder of this year.

**Action Items:**

1. Z and R will confirm that all warranties on elevator new part will continue if company changed.
2. PJ will work with Lori Leyba to confirm no sprinkler head issues in 3755 rentals.
3. Z and R will discuss with Western Fire: a) customary timeline for checking all sprinkler heads, b) what is required to check all and fix identified leaking sprinkler heads, c) cost estimate.
4. Z and R will work with Luke from Rocky Mountain Concrete week of 3/6/17 to identify solution for water issue on patio for unit 3765-103.
5. Z and R will arrange to have 6 black and 1 blue waste containers designated for 3755 building.
6. Z and R will reach out to Judith and see if she has identified other options for the MAG-door. She was given estimate as provided by Western Fire, \$3,200 per door.

**Action Items Cont:**

7. Darren will confirm whether or not HOA will be responsible for maintenance and repair once any MAG-Door is installed.
8. Z and R will inform Mrs. Bryan that the water damage in her unit (3765 – 203) from unit 3765 – 303 is not considered an HOA issue and will need to be handled from one homeowner to another.
9. Z and R (Shalah) will provide a report itemizing all monthly walkthrough findings in the future
10. Z and R will include Barbara Ann Budd (new board member) in all future correspondence.
11. Robin will send email to Debra Oppenheimer requesting an update on our case with Mrs Foley.

**Next Meeting:**

None stipulated

**Meeting Adjourned:**

Alice adjourned meeting at 3:52 pm