

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
June 14, 2017

Board Meeting June 14, 2017:

Meeting will be at Z and R Properties: 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918

Call to order:

Called to order 1:00pm MST

Members Present:

Alice Wilson, President
Robin Hardie, Vice President
Melody Dates, Treasurer
PJ Arriza, Recording Secretary
Barbara Budd, Communications Secretary

Homeowners Present:

Property Management and Assistant Property Managers present:

Kathleen O'Leary and Gayle Cantrell

Approval of Minutes:

Minutes were approved for April 11, 2017

Reports:

Kathleen provided the financial Report and a rundown of the open and completed items list.

Business:

1. ADA (Interior Doors) Door Mags from Western State ; Automatic Access from All Seasons
2. Garage Door Maintenance contracts
3. Annual Fire Protection Service contracts
4. Elevator Maintenance Service contracts
5. Sink hole repair
6. Law suit next steps
7. Financial responsibility for owner requested maintenance
8. Various reported rule infractions
9. Gutter cleaning expense

Requests Made of Z and R:

1. Obtain explanation for “**Legal reimbursement” in financial report
2. Investigate whether any outstanding major projects assigned to settlement funds and combine Reserve and Settlement Funds on financial report if no outstanding projects.
3. Check on status of delinquent homeowner.
4. Determine why 3755 garage door keypad blowing circuit and fix keypad if cost reasonable. Give key code to board only.
5. Regarding elevator service, Kone Full Maintenance is front runner
Is valve adjustment required? What is involved in valve adjustment? What would other companies charge? Clarify how 3 month free service would work.
6. Confirm C&H Asphalt bid on sink hole is all inclusive.

7. Send copies of all invoices for work done to correct sprinkler system leak to the board for review. Is it possible to engage insurance company on this issue?
8. Ongoing:
 - a) Provide board with copies of a) violation letters to owners, b) violation responses, c) owner requests.
 - b) Send board list of checks signed
 - c) Before creating work orders, always confirm with owners when cost will be charged to them.

Decisions Made:

1. Minimum cost of making doors handicap accessible is approximately 40K (Sensaguard + Auto Swing Door). Determine what FHA accommodation entails; seek lawyer confirmation if necessary.
2. Kone full maintenance is front runner for elevator service. Waiting on requests for more data.
3. We can inspect decks during sprinkler head inspection in August.
4. Maintenance or repairs that impact only one homeowner, will be charged to that homeowner.
5. Wherever possible, we will substantiate rules infractions with photos.

Motions Made:

1. Approved DH Pace maintenance plan and advance purchase of replacement parts.
2. Approved Western States for Fire Protection Services.
NOTE: We did not say 1 or 3 years. A 15% increase could apply if we choose 1 year.
3. Approved C&H Asphalt for sink hole repair once bid is confirmed to be inclusive.

Next Meeting:

Wednesday, July 12, 2017 at 1pm, will be by conference call.

Meeting Adjourned:

Alice adjourned meeting at 3:13pm, ZandR dismissed at 2:45pm