

**HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**September 13, 2017**

**Board Meeting September 13, 2017:**

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

**Call to order:**

Called to order 1:02pm MST by Alice Wilson

**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 June 14, 2017

**Reports:**

1. Gayle researched recommendations for dealing with various types of woodpeckers that are damaging stucco on buildings. Essentially, after finding holes, we would need to put the appropriate bird house up and allow the bird to peacefully co-exist OR patch the whole with metal and encourage bird to relocate.
2. Kathleen reported that, per attorney and asphalt specialists, we are in compliance with number of required handicapped parking spots. We could add another next to loading zone in front of 3755 and use the loading zone for van accessibility, but is not required and would take away a parking spot from general population

**Business:**

1. 2018 Budget
2. Ideas for landscaping our entryway from Hartsock LN
3. Updates on current issues.
  - a) Water leak -AC from inside or rain from outside
  - b) Delinquent Accounts
4. Directory for Board use
5. Mag lock solutions
6. Rules for smoking on property / providing viable out-door smoking area

**Requests Made of Z and R:**

1. Contact Insurance Company to obtain actual premium for 2018 budget and provide updated budget to board for additional review.
2. Determine reason for and correct if possible, "locked" status on the breakers associated with outlets 26 and 27. These outlets should be reserved for vendors. Also confirm that, in building

- 3765, vendor designated outlets 27 & 29 are not also “Locked”.
3. Offer Coupon books or ACH payment to the 25 owners that currently get paper statements in the mail.
  4. Arrange a presentation with Mag lock vendors and send announcement to owners so all interested parties can attend.
  5. Check to see if handicap accessible dumpsters (with a side opening as opposed to top opening) are available.
  6. Provide a directory of owners to board.
  7. Kathleen will summarize the Western States Fire Inspection and provide written report as to next steps.

**Decisions Made:**

1. People that are having trouble with woodpeckers need to confirm that a hole is being made in the stucco and get a picture of the offender so the appropriate bird house can be purchased and installed.
2. Board agreed to present the idea of providing a designated smoking area to owners at annual meeting for buy-in.
3. No additional handicap parking spaces will be added at this time.

**Next Meeting:**

Wednesday, November 8, 2017 at 1pm, will be by conference call.

**Meeting Adjourned:**

Alice adjourned meeting at 3:12pm