

HARRODSBURG SQUARE CONDOMINIUM ASSOCIATION, INC.

MINUTES

LOCATION: CLUBHOUSE

DATE: 10.15.24

TIME: 6:30pm

I. CALL TO ORDER

II. APPROVAL OF MINUTES FROM LAST MEETING

The minutes from 7.8.24 were presented. Ron N. made a motion to approve the minutes. Second by Mike M. to accept the minutes. Motion passed. No dissent.

III. PRESIDENT'S REPORT – THOM VANDEVENTER

- a) Election instructions were given. Your ballot is your ticket for the drawing. Leanne to collect ballots.
- b) Maintenance Survey Update- Proposal presented from Integrity, cost could be between \$49,000-\$81,000 for a full report of the conditions of the entire property including equipment, HVAC, Boiler, Chillers, Electrical Wiring, and water pipes. Craig C. is in contact with another company from Florida. We will contact them to get estimates and proposals.
- c) Solar Project Update- We have received bids and information from several companies. At this time, the project will be put on hold while other alternative energy sources are researched
- d) Tree Grant- Maintenance, Planting and Education – Grant application is open and we can apply for up to \$100,000 over a 2 year period.
- e) Woodland Plantings and building drainage planned for 3, 6, and 4.
- f) Committees – importance going into the new year with all the projects, sign ups in January and it is suggested to only sign up for one committee
- g) Fines and Liens- enforcing fines and placing liens when necessary to follow the by-laws
- h) Contracts and Renewals will be discussed at the January meeting

IV. TREASURER'S REPORT- BECKY WILLIAMS

- a) Last quarter reports will be published on the website including the Balance Sheet and Profit Loss Statement
- b) 11 month CD drew around \$1200 in interest, it will be renewed for another 11 months
- c) Utilities percentages of your monthly HOA fees is included in the 2024 annual presentation on the website.
- d) Emergency expenditures for the year to date are about \$20,000.
- e) overdue HOA fees currently around \$8000
- f) Condo Sales- see slide in the 2024 annual presentation on the website.

V. MAINTENANCE COORDINATOR'S REPORT- DONNIE RARDIN

- a) New Dumpsters were installed and will save us \$515 a month
- b) Pool Report- explained the problems with the paint and it will be redone by the contractor with no cost to Harrodsburg Square to correct the issue.
- c) Projects completed- Back of building 5, balconies on building 6, other general maintenance.

- d) Projects Planned – Paint bldgs.. 6 & 1, Rock drainage bldg.. 6,
- e) Parking Lot – Bids discussion regarding sealing vs. sealing and milling areas needed. Quotes received are good until April. Co-owner suggested getting two more bids. The board agreed and will bring back to the January or April meeting if we can get bids from others.
- f) Vehicles – page 27 of by laws states rules. Vehicles not running or in disrepair (flat tires, damaged, etc.), vehicles not currently licensed must be moved from the parking lot. This will be enforced and fines will be issued for those not in compliance.

VI. ELECTION

- a) Thom explained that since there are only 3 openings and 3 people running a motion can be made to accept the candidates for the openings. Taylor D made a motion to accept all the candidates for the openings. Board members elected for a two year term – Becky Williams, Derrick Smith, Kreig Cremeans.

VII. OLD BUSINESS

- a) Vote on sales of property on or after 90 days (Jan 15, 2025) Thom V. made a motion to change the by-laws to state that any property sold on or after Jan 15, 2025 will be for owner occupied units only. This will not affect any current owners until their units are sold to another owner. It will not affect units passed on through inheritance (no sale occurred). IT WILL BE POSTED ON THE HBQ WEBSITE AS SOON AS IT IS PASSED. The motion was seconded by Kreig C. Motion carried. No dissent.
- b) Thom V. motioned to have permission to draw funds from the reserve account, if needed, to pay for the maintenance study. Ed C. amended the motion to not exceed \$41,000 taken from the reserve account. Kreig C. seconded the motion. Motion carried with one dissenting vote.
- c) Vote on proxy change- This was tabled for more research and recommendation from attorney. Proxy can be used for elections and board business. Proxy can be signed annually for all meetings in a year or signed for each quarterly meeting. Proxy can be rescinded in writing. Proxy can be assigned to another co-owner in good standing or the board.
- d) Create emergency plan packet for residents – The board assigned this to the strategic planning committee. – in progress
- e) Parking lot resurface or sealing – discussed above with Donnie. More bids will be brought in January with a vote expected at that time. The board assigned this to the strategic planning committee. – in progress
- f) Create one, three and five year strategic plans – the board assigned to these 3 committees to work together on the strategic plan; Strategic Planning, Building & Maintenance, and Landscaping. In progress once reserve study is conducted.

VIII. NEW BUSINESS

- a. Becky presented 2025 Budget for approval. Ron N. made a motion to approve the budget as presented. Brent M. seconded the motion. Motion carried with no dissent.
- b. LeAnne M. proposed that she will research bingo nights with Jon A. and Misty V. and will have information to present at the January Meeting.

IX. ADJOURNMENT

The meeting to assign officers was held on October 21 at 6:30pm in the clubhouse. The officers for the next two year term from January 2025 through December 2026 are as follows: President- Thomas Vandeventer, Vice-President- Michael Massey, Treasurer- Becky Williams, Secretary- Paula Barnes, At- Large- LeAnne Miller, Kreig Cremeans, Derrick Smith.

Next board planning session date and time –TBD

Next quarterly meeting date & time, Monday Jan. 13th at 6:30pm at the clubhouse.