

HARRODSBURG SQUARE CONDIMINIUM ASSOCIATION, INC.

MINUTES

LOCATION: CLUBHOUSE

DATE: 7.8.24

TIME: 6:30pm

I. CALL TO ORDER

II. APPROVAL OF MINUTES FROM LAST MEETING

The secretary presented the minutes from the April 8, 2024, board meeting. Motion by Thom V. to approve. 2nd by Doni B. Motion passed.

III. PRESIDENT'S REPORT – THOM VANDEVENTER

- a) The president provided an update on maintenance survey. Two companies made site visits with Donnie R. and Mike M. to look over the property to give us bids for the project. Thom V. indicated another company may also be interested in giving a bid.
- b) Thom V. provided an update on the solar project. Thom V. and Paula B. spoke with KU. They provided two estimates. With a 30kw array, the cost to install would be around \$162,000 with annual savings on our electric bill of only \$1000. With a 200kw array, the cost to install would be around \$1.1 million with annual savings on our electric bill of about \$7500. They are supposed to get back with us about doing in phases. Thom V. has calls out to other private companies for solar.
- c) Thom V. reminded co-owners of the upcoming elections due in October. Encouraged anyone interested in serving on the nomination committee to contact him.
- d) Thom V. reminded co-owners of fine enforcements, trash, lack of property maintenance, alterations to your property and paint matching. Refer to your by-laws and notify maintenance before alterations begin. Alterations must be approved by the board before alterations begin per the by-laws.
- e) Thom V. let everyone know that when the changes to the by- laws are completed by the lawyer, they will be published on website

IV. TREASURER'S REPORT- BECKY WILLIAMS

- a) Last quarter reports will be published on the website.
- b) Reserve Account is now drawing over \$800 in interest each month.
- c) Emergency expenditures since the last meeting - burst pipe was over \$11,000, and heat sensor(in lieu of sprinklers) over \$5000
- d) Currently \$8800 in overdue HOA fees

V. MAINTENANCE COORDINATOR'S REPORT- DONNIE RARDIN

- a) Donnie R. provided update on dumpster purchase. He can order and they will be here in 3-4 weeks. We will notify co-owners when the anticipated arrival date is set to prepare for the changeover and when to empty your garbage for the last time. It may take a few days to get them delivered and set before you can begin using the dumpsters again.
- b) Pool update. The pool will be repainted at no cost to Harrodsburg Square. It was discovered that the paint was faulty and caused the cloudiness in the pool and resulted in the health department closing it for a few days. It has been re-inspected and is now open.
- c) Past quarter update, April, May, June work and maintenance completed There were 4 major plumbing leaks and 7 plumbing stoppages. A co-owner mentioned to check the overflow of the gutters on the back of bldg.. 10. Another co-owner wanted to know if there is a "leaf filter" type system installed on the gutters. Donnie R. confirmed that it is installed on all gutters. Not specifically Leaf Filter but that type of system is installed.
- d) Current quarter update on July, August, September work and maintenance scheduled. Repair will begin on the back of building 5 very soon. Pressure washing and replacement of other balconies on the property are scheduled.

VI. COMMITTEE REPORTS

- a) None

VII. OLD BUSINESS

- a) Create emergency plan packet for residents – The board assigned this to the strategic planning committee. – in progress
- b) Parking lot resurface – The board assigned this to the strategic planning committee. – in progress
- c) 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.
- d) Access to clubhouse by co-owners – The board assigned this to the social committee- in progress
- e) Jon A made a motion to use the clubhouse for Bingo Night. It was suggested to research with Social Committee and bring a proposal to the April meeting. – In progress until July meeting. Jon A. said the equipment is about \$200. Still need a plan submitted. (Who is in charge, dates, times, etc.)
- f) Michele R suggested a neighborhood sale, it was decided to table this for discussion at the April meeting. Tabled until July. -No Report, tabled until October meeting.
- g) Cap rental percentage to between 20% to 31% , current owners of rental units can continue renting until sale of property and at that time must be sold to a private owner that is not allowed to rent. The number will be lowered through attrition. Also, create a waiting list for those that want to rent their units but have to wait until the number goes below 20%. This will be sent to the lawyer for better wording and brought back to the July 8th. Amended: Lawyer suggested once passed to go into effect 90 days after passed. – The lawyer will provide the new wording for the October meeting. It will not be a percentage instead it will state that after ___date, all properties sold will be for owner occupied only (no renting). Anyone who currently owns will still be able to rent their units. It only affects those that sell to a new owner.

VIII. NEW BUSINESS

- a. Motion combining 4th quarter (October) meeting with annual meeting(Sept) and holding annual elections at that time. 2nd by ? Motion passed. The board shall have quarterly meetings, open to co-owners and residents. At next meeting need to amend this motion to include new board taking office at the quarterly meeting in January, not in 10 days, to allow for a smoother transition of the board.
- b. Proxy change on wording – Amend wording on proxy that it can be rescinded at anytime. Lawyer is providing wording to use.
- c. Pool cover proposal- No one present to present this proposal to the board.

IX. ADJOURNMENT

Next board planning session date and time –TBD

Next quarterly meeting date & time, Tuesday, October 15, 2024 at 6:30pm at the clubhouse. (Monday is Columbus Day)

Motion to adjourn the meeting made by Thom V. 2nd by Mike M. Motion passed.