

# HARRODSBURG SQUARE CONDOMINIUM ASSOCIATION, INC.

## MINUTES

**LOCATION:** Clubhouse

**DATE:** 01.13.25

**TIME:** 6:30pm

### I. CALL TO ORDER

### II. PRESIDENT'S REPORT – THOM VANDEVENTER

Introduction of Board Members and Officers for the next year 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.

- a) Presentation by Integrity on Maintenance Survey proposals- Joe Rasnick from Integrity Architecture presented an overview of the project to the board and co-owners. He explained that the maintenance survey is like an x-ray of the property to look at all the infrastructure of the buildings including electrical, plumbing, structures to an assessment of the current conditions along with a guide to address the deficiencies. This will also take into account any modifications made to units that could be stressing our current systems and recommendations to address the issues including a 1-3-5-10 year plan for immediate improvement and maintenance projects as well as future improvement and maintenance projects for the buildings.
- b) Amended By-Laws- Thom reviewed all the amended by laws and sent them to the lawyer for final edit. As soon as they are received from the lawyer, they will be published on the website and all co-owners will be provided with a copy.
- c) Maintenance Survey Update- on additional proposal.- Thom discussed the differences with the proposals and explained that the second proposal is more of a depreciation study that will tell us when our systems might fail or be out of their lifespan.
- d) Pool Report – Thom said that the pool repairs will start as soon as the weather permits and will try to be finished for the opening on Memorial Day weekend, however; we want to be sure it is done correctly this time so if we have delay the opening of the pool, we will consider extending the season based on the weather, more details at April meeting.
- e) Solar Project Update- Currently on hold due to other more important projects going on. This is still being looked into for the future. At this time, we do not want to go into debt to sponsor this type of program. If the time comes and the co-owners are willing to contribute to the initial phases to get the project started, we can look at this again.
- f) Tree Grant Update – We did not receive the tree grant, but we can reapply with more of an emphasis on new trees being planted to increase the overall tree canopy of Lexington.
- g) Thom shared that the association is currently being sued by a co-owner. Our lawyer and insurance company are involved. This is a matter of public record if you want more details. Thom cautioned the co-owners from discussing from the lawyer's recommendation.

### III. APPROVAL OF MINUTES FROM LAST MEETING

The minutes from the last meeting were presented for approval. A motion was made by April from 908 and seconded by Ed from 421. Motion passed with no dissent. All co-owners present were

given a copy of the current by-laws with instructions to read and become familiar with them. Also, when the updated by-laws become available, co-owners will be provided with the changes. The secretary also explained that between January and April, co-owners will be sent condo forms to update with new renter information, vehicles and pets. Also, working to update website to be used for notifications, Emergencies and important information.

#### **IV. TREASURER'S REPORT- BECKY WILLIAMS**

- a) The last quarter reports are published on the website including the Balance Sheet and Profit Loss Statement for 4<sup>th</sup> quarter 2024 and the entire year.
- b) Balance as of 12/31/24 in the operating account is \$79,058.18 and beginning in 2025, we will strive to keep approximately one month of HOA fees in the operating account.
- c) As of 12/31/24 the CD's and Reserve account gained \$9,124.75 in interest over the past year.
- d) Overdue HOA fees are now under \$818. In the past year we have collected \$13598.10 in overdue HOA fees.
- e) Money Market and CDs total \$304,826.24

#### **V. MAINTENANCE COORDINATOR'S REPORT- DONNIE RARDIN**

- a) Projects completed- Oct-Dec- Building 5, Building 2, balconies and fascia. 90 work orders completed.
- b) Projects Planned – Jan-Mar – Continue repairs to building 5 balconies and fascia and gutter repair.
- c) Parking Lot – We are working on two additional bids for the parking lot from APM and another vendor.
- d) Light bulbs and filters are still available for co-owners. Contact Donnie and pick up while he is in the office.
- e) Winter safety – Fire safety- NO KEROSENE HEATERS -This is a fire marshal rule
- f) Dumpsters – Put larger objects between building 2 and 3, and if dumpster is full, put your trash in another dumpster, do not sit it on the ground beside the dumpster- You will be fined \$100 for each offense

#### **VI. OLD BUSINESS**

- a) 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. – We are still awaiting guidance from the lawyer as to how this should be worded to change the by law.
- b) Create emergency plan packet for residents – The board assigned this to the strategic planning committee. – in progress- Donnie is currently working on this.
- c) Parking lot resurface or sealing –Will be discussed at April meeting.
- d) 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.
  - e) 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. In order to have an organized bingo night, we must be a non-profit organization that meets specific criteria set by the state of KY and we must have a gaming license. We do not qualify under the rules for gaming in KY. So we will not be buying any

bingo equipment. It was suggested that co-owners could have a monthly game night. LeAnne and the social committee will make a plan to reserve the clubhouse once a month and notify the co-owners. You can bring your own games from home or donate games to use at the clubhouse on game nights.

## **VII. NEW BUSINESS**

- a. Cameras and Lighting – upgrade system to put cameras on dumpsters to spot offenders and around complex due to car break ins – You still need to lock your doors on your cars.
- b. Suggestion for an Annual Picnic in late July – early August. LeAnne and the social committee will discuss.
- c. It was brought to the attention of the board that the laundry room cleaning needs to be better and the change machine needs to be refilled.
- d. LeAnne and the social committee also announced a Superbowl Party at the clubhouse for all co-owners on February 9th. She will get flyers out to everyone.
- e. Yard Sale at clubhouse – LeAnn – tabled for discussion

## **VIII. ADJOURNMENT**

Next board planning session date and time –TBD

Next quarterly meeting date & time, Monday April 14<sup>th</sup>, 6:30pm at the clubhouse.

Rest of the year : Monday, July 14<sup>th</sup>, 6:30pm and Tuesday, October 14<sup>th</sup>, 6:30pm due to Columbus Day.

This will be the election meeting and annual meeting.

Motion to adjourn made by Ken G and seconded by Bob from 706. Motion passed