

HARRODSBURG SQUARE CONDOMINIUM ASSOCIATION, INC.

Minutes

LOCATION: CLUBHOUSE

DATE: 7.13.26

TIME: 6:30pm

I. BOARD REPORT

- a) Maintenance Survey Update- Paula – Integrity is preparing the report and we should be meeting with them shortly to review. Once the report is received, we will share with co-owners.
- b) Landscaping and Snow Removal – Kreig – Shaker drive belongs to the city but the businesses on Shaker are more than welcome to plow it according to the city. The other businesses have been contacted about sharing the cost to plow the road after a weather event. The landscaping contract is due for renewal February 2027. Currently working on 3 bids to also include snow/ice removal. Separate bids will be sought for snow/ice removal on Shaker Dr.
- c) HVAC in Clubhouse, Pumps and Chiller-Kreig shared information from his research regarding a separate HVAC system for clubhouse in order to provide more resource for the rest of the complex with the boilers and chillers. One chiller is about 20 years old and needs to be replaced- will get bids. Other conversation about a generator to keep the boiler running for hot water when the power is out.
- d) Pool Issues-Kreig - Debris and ashes in pump could have caused pump to fail so quickly. Pumps should last about 10 years, this one failed earlier than expected due to the debris and ashes according to the pool maintenance professionals.
- e) New Pool Rule- Derrick -No Smoking inside the fence or on the deck. Must use designated area by the clubhouse back door where the ashtray is located. Signs will be posted. Fines will be implemented. Notification will be sent to all co-owners and residents/tenants. Motion made by 424 to not allow smoking in the pool or deck area. 305 seconded the motion adding that signs be installed. Vote of 18 for no smoking. 6 for smoking. Motion carried.
- f) Insurance update- Paula- The decision was made to change our insurance to Erie Insurance. Better price for better coverage. Insurance with Auto Owners will be cancelled and we should receive a refund of the premium. New policy posted on website.
- g) Elections-Paula- New nomination forms need to be completed by those that completed one back in April to remain on the ballot for the October meeting to elect board members. Currently 3 members terms will expire and 1 seat will be elected to replace the board member that stepped down as of June 30, 2026. This will make of a total of 4 board members to be elected in October 2026.
- h) Reminders to co-owners -Co owner issues?- Derrick or Paula -Parking, watering plants,

of pool guests-maximum # of guests per unit is 4 according to rules in the by laws, neighbor disputes – refer to grievance procedure in the bylaws or if it is a personal safety concern – call 911, cameras, trash, pool keys, cat food, racoons and other rodents.

II. APPROVAL OF MINUTES FROM LAST MEETING -PAULA BARNES

- a) April meeting minutes presented for approval. 908 made a motion to approve, 421 seconded the motion. motion carried.

III. TREASURER'S REPORT- BECKY WILLIAMS

- a) Quarterly Reports - posted on the website
- b) Overdue HOA fees and fines- Currently \$1750 in arrears
- c) Budget Planning – beginning, will include cameras, trees, building maintenance

IV. MAINTENANCE COORDINATOR'S REPORT- DONNIE RARDIN

- a) Projects completed - general maintenance continues
- b) Projects planned- looking at buildings and waiting on report from Integrity for planning.

V. OLD BUSINESS

Old Business was tabled until October when a quorum should be present for voting at that time.

- a) Vote on proxy change- This was tabled for more research and recommendation from attorney.– We are still awaiting guidance from the lawyer as to how this should be worded to change the by law. Vote on proxy change- 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. Misty V. made a motion at the Oct. 2025 meeting for the same.
- b) Create emergency plan packet for residents – The board assigned this to the strategic planning committee. – in progress- Kreig, Paula and Becky are currently working on this.
- 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 maintenance study is conducted.
- d) Thom has instructed the Board to create binders for each position and the duties to make for a smoother transition for board members to assume duties. Also can be used in the case of board member being absent due to health or other reasons that may make it difficult to perform their duties.
- e) Misty V. made a motion to open the clubhouse to co-owners by charging a \$50 fee to those that want access to the clubhouse as well as implementing a key card/fob entry for the clubhouse that can be enabled or disabled as needed. Tabled until July
- f) Misty V. made a motion to divide the pool in half down the center to corral the kids on one side of the pool and to consider rules regarding balls, squirt guns and other disturbing activities and toys that disrupt the serenity of the pool. Tabled until July
- g) Steve W. make a motion to add a clause to the by – laws regarding no smoking inside the units and to have new co-owners who purchase a unit to sign a form as well as renters. The reason is because all the heating and air units are connected by ventilation and it effects

neighbors that may have health problems. Tabled until July

- h) Steve W. made a motion to place a park bench in front of building 7 to replace the one that is no longer there. Tabled until July
- i) Steve W. made a motion to do a God's Pantry food box for Harrodsburg Square Update- an old paper box has been donated for this purpose. It needs to be painted and decided where to put it near the clubhouse for residents to take food as needed.
- j) Becky made a motion to amend the square footage numbers in the bylaws and the master deed to the correct square footage recorded in the plat. No quorum so issue is tabled until a meeting with quorum.

VI. NEW BUSINESS

VII. ADJOURNMENT

Linda S. made a motion to adjourn, Krieg C seconded. Motion carried. Next board planning session date and time –TBD

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

HARRODSBURG SQUARE CONDOMINIUM ASSOCIATION, INC.

Minutes

LOCATION: CLUBHOUSE

DATE: 4.13.26

TIME: 6:30pm

I. PRESIDENT'S REPORT – THOM VANDEVENTER

- a) Maintenance Survey Update- Integrity sent a letter with initial findings from phase one of the project. The letter is attached to the minutes. 151 of 166 units were inspected and this information has been passed onto Integrity for phase two of the project.
- b) Contracts and Renewals – Since the last quarterly meeting the contracts renewed were for Donnie Rardin and DeLaValle
- c) Reminder to co-owners not to dump food outside for the safety of pets and to discourage wild animals.
- d) Special Election to replace Thom's board seat will not take place due to advice from the attorney. According to the attorney, our by-laws state that the board seat can not be elected until after it is vacated on June 30th, 2026. The attorney said that we could do a special election in July or wait until October when board members are usually elected for their 2 year terms. It was put to discussion for co-owners present to determine whether to have an election in July for one board seat or wait until October when the election usually happens. Those co-owners present decide it would be best to wait until October since that is when we usually have the elections and there was a better chance of getting quorum in October

II. APPROVAL OF MINUTES FROM LAST MEETING

- a) The secretary presented the minutes from January for approval. Taylor D made a motion to approve the minutes. Kreig K. seconded the motion. Motion carried.

III. TREASURER'S REPORT- BECKY WILLIAMS

- a) Quarterly Reports are posted on the website for review.
- b) Bank Balances presented by treasurer and Money Market currently earning 2.9%
- c) Overdue HOA fees currently \$167 due to the change in the dues to correct them for March. A few owners got confused and paid the wrong amount.

IV. MAINTENANCE COORDINATOR'S REPORT- DONNIE RARDIN

- a) Projects completed- Donnie reported that there had been 6-8 drainage stoppages, 3-5 gates repaired and 2 termite issues.

was time to review our current bookkeeping fees. Becky approached 3 companies and they gave proposals. She studied all the proposals and determined that Alpha Association Management was the best value due to added services that we currently don't receive with our current bookkeeper. Services include monthly dues and fees collection, owner portal, reconciliations of bank accounts, monthly reports for co-owners, bill pay for vendors and monthly bills of the HOA, We will save over \$1000 per month switching to the firm. The new firm and services will be in effect by July 1, 2026. Watch for notifications.

VII. ADJOURNMENT

Next board planning session date and time –TBD

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

Motion to adjourn by Mary, 2nd by Terry. Meeting adjourned.

Thomas Vandeventer
Harrodsburg Square Condominiums
750 Shaker Dr.
Lexington, KY 40504



03/16/2026

Dear Mr. Vandeventer,

Integrity ARCHITECTURE has conducted the facilities assessment for the Harrodsburg Square Condominiums. The purpose of the inspection and assessment is to identify building deficiencies, including but not limited to the following areas of concern: Structural Soundness, Performance and Lifecycle assessment of Mechanical and Electrical systems, Building Code and ADA Compliance, and Potential Environmental Hazards at the address of 750 Shaker Drive, Lexington, Kentucky. Recommended potential solutions for the deficiencies identified during the inspection and assessment have been included in this report.

As a precursor to the full report, we have included a list of priority items in this letter. We recommend that the following concerns be addressed first, and should be attended to with urgency:

1. Full replacement of the wood siding with fiber cement siding (Hardie or equal), including the replacement of all flashing and sealants. Product should be installed to manufacturer specifications.
2. The resloping and replacement of downspouts.
3. Landscape maintenance, ensuring that foliage does not make direct contact with the building envelope, interfere with walkways, or limit access to the necessary repairs.
4. A complete concrete repour of all sidewalls and building stairwells.
5. Replacement of patio doors.
6. Replacement of balcony structure and decking (requires engineering design), or restrengthening of joists and replacement where needed.

Additionally, we recommend that the following buildings be prioritized for the above repairs:

- Buildings 1-5

Integrity ARCHITECTURE appreciates the opportunity to be of service to the Harrodsburg Square Condominiums HOA. If you have any questions, please call.

Sincerely,
Joe Rasnick, AIA
Principal, Co-Founder
integrity ARCHITECTURE

**EXCEED
EXPECTATION**

integrity ARCHITECTURE
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Lexington, KY 40508

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HARRODSBURG SQUARE CONDOMINIUM ASSOCIATION, INC.

Minutes

LOCATION: CLUBHOUSE

DATE: 1.12.26

TIME: 6:30pm

I. PRESIDENT'S REPORT – THOM VANDEVENTER

- a) Thom Vandeventer read his resignation letter to the board and co-owners present. The letter is attached to these minutes for the record. A special election will be held at the April Quarterly Meeting. Nomination forms are available on the website.
- b) Maintenance Survey Update- Thom updated those present that initial report will be coming from Integrity about their Phase I findings so far after assessing the grounds and outsides of the buildings. Main concerns are the plumbing/piping, drainage and foundation issues, boiler/chiller issues with the pumps not being available in the future.
- c) Pumps/Plumbing issues Update- Thom updated those present on the plumbing issues with building 3 and the plumbing mapping project will be discussed in Donnie's report.
- d) Contracts and Renewals – Landscaping contract goes to the end of 2026, Donnie's contract needs to be renewed, no quorum present so no vote could be made.
- e) Reminder to those present to pick up your dog droppings, we have had several complaints recently

II. APPROVAL OF MINUTES FROM LAST MEETING

- a) The secretary presented the minutes from October 2025. Thom V. motioned to accept the minutes. Judith P. seconded the motion. Motion carried

III. TREASURER'S REPORT- BECKY WILLIAMS

- a) Quarterly Reports are available on the website for review.
- b) Bank Balances- Operating account - \$28,500 Money Market - \$248,000
- c) CD renewed for 18 months
- d) Overdue HOA fees- 2 owners for Dec. \$920
- e) New HOA fees- discuss in new business
- f) 2026 Budget is posted on website with revised numbers for end of year, Dec. 31, 2025

IV. MAINTENANCE COORDINATOR'S REPORT- DONNIE RARDIN

- a) Projects completed- Sewer backups in 4 & 5
- b) Projects planned- Several cracks found in plumbing lines. 2 pumps repaired, one will be used for heat, one will be used for AC. Two new expansion tanks replaced due to rupture. Need

to start looking at new Heat/AC system because pumps are no longer manufactured and parts for servicing are getting harder to find.

- c) Plumbing Mapping- working with cameras to find sewer taps and clean outs and mapping all the information to share with Integrity. 24 clogs this past year with hair, feminine products, flushable wipes, and dental floss.
- d) Any other issues- Disponette visits regarding condensation lines. Working on a service proposal plan for co-owners. 2025 work orders of 451

V. OLD BUSINESS

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- b) Create emergency plan packet for residents – The board assigned this to the strategic planning committee. – in progress- Kreig, Paula and Becky are currently working on this.
- 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 maintenance study is conducted.
- d) Thom has instructed the Board to create binders for each position and the duties to make for a smoother transition for board members to assume duties. Also can be used in the case of board member being absent due to health or other reasons that may make it difficult to perform their duties. In progress
- e) Misty V. made a motion to open the clubhouse to co-owners by charging a \$50 fee to those that want access to the clubhouse as well as implementing a key card/fob entry for the clubhouse that can be enabled or disabled as needed. In progress, being researched to present a proposal to co-owners
- f) Misty V. made a motion to divide the pool in half down the center to corral the kids on one side of the pool and to consider rules regarding balls, squirt guns and other disturbing activities and toys that disrupt the serenity of the pool. Tabled until April
- g) Steve W. and Martina R -make a motion to add a clause to the by – laws regarding no smoking inside the units and to have new co-owners who purchase a unit to sign a form as well as renters. The reason is because all the heating and air units are connected by ventilation and it effects neighbors that may have health problems. Tabled for more research, would require a bylaw change and quorum to vote.
- h) Steve W. made a motion to place a park bench in front of building 7 to replace the one that is no longer there. Tabled until April
- i) Steve W. made a motion to do a God's Pantry food box from Harrodsburg Square for Christmas 2026.

VI. NEW BUSINESS

New Dues – Prior to the meeting, a co-owner had asked Becky why the square footage on the bylaw table didn't match the square footage on the PVA. He also questioned whether his dues should be recalculated. Becky presented the bylaw table on page 6 that shows each of the 7 unit types, along with their square footage and the individual unit percentages. She explained that the bylaw percentages were obtained directly from the Master Deed and the original bylaws, but that the square footage of the units was added later and was incorrect. She confirmed that they were incorrect by obtaining the plats from the County Clerk's office with the correct square footage of the units. She determined that the unit percentages in the bylaws were consistent with the plat square footage after doing the calculations. She then made a motion to amend the square footage numbers in the bylaws and the master deed to the square footage recorded on the plats, but it was tabled due to lack of quorum.

Becky then informed the co-owners that she had recalculated the dues based solely on the unit percentages from the bylaws in accordance with Kentucky law. A table with the corrected dues was passed out at the meeting to begin with the March payment. This was done after consultation with the HBS accountant and legal counsel.

VII. ADJOURNMENT

Motion to adjourn made by Taylor D. and seconded by Matt C. Motion carried.

Next board planning session date and time –TBD

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



PJ PJ <pjpj126@gmail.com>

Change In Leadership

2 messages

Thomas Vandeventer <thomvandeventer79@gmail.com>

Thu, Jan 8, 2026 at
6:43 PM

To: Becky Williams <beckjow52@outlook.com>, PJ PJ <pjpj126@gmail.com>, "kreig fullcirclemassage.us" <kreig@fullcirclemassage.us>, mmvfigi@gmail.com, Donnie Rardin <drardinjr@yahoo.com>, derricksmith075@gmail.com, "Nina.NFL@gmail.com" <nina.nfl@gmail.com>

Good evening,

I regret to inform you, but I must tender my resignation effective Tuesday, June 30, 2026. I can no longer commit the required time and effort to effectively manage my position on the board. Due to chronic and acute illnesses, obligations with my family, work, and mental health, it would be best for me to take my leave.

I am announcing my departure early, so that the board can prepare a special election to take place at the April quarterly meeting, with the newly elected board member to start on July 1, 2026. This will allow the board a smooth transition and elect new officers. This will also provide a window to change over the agent of the property, bill approval, and any additional obligations. I want to allow for enough time to make this possible.

In my remaining time as board president, I will continue to work on existing projects and complete the officer binder to hand over to my successor, along with the laptop. In March, I will be working with Donnie, Becky, and any volunteers from the board to complete the inspections of the units to provide the basic information for phase two of the maintenance assessment. This is crucial for the board to prioritise future projects and necessary budget initiatives.

I know there has been a great deal of discussion about community. And I still feel that it is important to consider and develop. But, without the buildings being sound, the utilities working, and bills being paid there is no community. This should be run like a business first, and social club second.

I know this isn't what anyone was expecting, least of all me. I want to thank you all for your support and effort. I will serve until the designated time. And I will announce this to the community at the January meeting. Thank you.

Thomas

