

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