

HARRODSBURG SQUARE CONDOMINIUM ASSOCIATION, INC.

Minutes

LOCATION: Clubhouse

DATE: 4.14.25

TIME: 6:30pm

I. CALL TO ORDER

II. PRESIDENT'S REPORT – THOM VANDEVENTER

- a) The President gave an update on the maintenance survey that the contract has been signed and when we get a timeline of events we will let co-owners know they can schedule with Donnie to observe any modifications to each unit. Co-owner Chris C interrupted to ask when this was voted on by the community. He was reminded to look at the minutes from October 2024 and January 2025. It was due to be voted on by the community in October 2024 but a request was received by a co-owner to look at another company for a reserve/depreciation study. After talking with the company to compare quotes, the community voted in January to move forward with the maintenance survey which is more of an xray of the property and buildings instead of an equipment depreciation study. Judith P asked if money in the budget and it was explained that yes, the previous board had earmarked money for the project and at the January meeting a motion was made to use money from reserve, if necessary. An update to the budget indicated that due to savings in the budget over the past year there may be enough to cover without taking from reserve but it was available, if necessary. It was also explained that our insurance agent recommended due to the age of the property and the likelihood of insurance premiums increasing.
- b) Solar Project Update- potential water heater as a smaller project powered by solar to keep hot water during power outages.
- c) Lawsuit update- no new information
- d) Beautification Contest, Sign-up by April 25, sign up sheet tonight, or by deadline, send to secretary- no unit owners or renters signed up to participate
- e) Landscaping update- Contract was due to renew in Spring of 2025- renewed again for 1 year. Will look at other bids for next year. There was a clause in the current contract that we had to give them 60-90 days notice of non-renewal

III. APPROVAL OF MINUTES FROM LAST MEETING

Secretary presented minutes from January 2025 for approval. Doni B motioned to accept as presented. Taylor D seconded, motion carried.

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 1st qtr 2025
- b) Overdue HOA fees are now \$1747 for 3 co-owners.
- c) Insurance renewal increase, snow removal increase, landscaper's increase. Updated 2025 Budget to amend these increases in budget

V. MAINTENANCE COORDINATOR'S REPORT- DONNIE RARDIN

- a) Projects completed- Jan - Mar- 14 decks completed
- b) Projects Planned – Apr-June – balconies and painting
- c) Parking Lot Update – May 13 is the tentative start date for the parking lot project. Co – owner mentioned putting more speed bumps in. Another mentioned taking them out.
- d) Pool Update – the pool re-painting should start soon. The pool has been pressure washed and all the filters and pumps inspected. The pool should be open by Memorial Day. We will keep the co-owners posted on the progress of the pool repainting project.

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- 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) Annual Picnic late July, early August -assigned to social committee-
- e) Yard Sale at Clubhouse- tabled for discussion at next board planning session

VII. NEW BUSINESS

- a) Becky presented the idea of having an IT person to do the website- being a non-voting member of the board- helping with communication to co-owners. She will create a job description that we will send to all co-owners to find someone interested.

VIII. ADJOURNMENT

Next board planning session date and time –TBD

Next quarterly meetings date & time,

Monday, July 14th, 6:30pm and

Tuesday, October 14th, 6:30pm due to Columbus Day. This will be the election meeting and annual meeting.

Motion to adjourn made by Bobbie P, seconded by Judith P, motion carried