

2023 Annual Meeting Minutes

On September 11, 2023, all co-owners were invited to join an hour of Hospitality at 5pm to enjoy pizza, soft drinks and cookies.

At 6pm, Judith Perkins, HOA President called the meeting to order. There were 38 co-owners in attendance. At that time, we had received seven proxies.

Jimmy Wheeler, HOA Vice President, presented and reviewed all the information in the annual packet that was sent to co-owners, and it was mentioned that HOA dues would not increase for 2024.

Four co-owners are running for election to the Board and there will be four vacancies to fill. However, no votes were taken since we did not have a quorum of 50% of co-owners attending.

Attached are the motions that were presented at the meeting and a description of those motions.

We plan to have another co-owner meeting on September 21, 2023, and need a quorum to vote for new Board members.

Motions for Harrodsburg Square Annual Meeting

September 11, 2023

1. The Board shall create standing committees that research and report to the Board and residents, in the following areas: Landscaping, By-laws and Rules, Building and Maintenance, Renter, Strategic Planning, and Budget. Motion **passed** unanimously.
2. All Board meetings shall be open to residents, except for resolution or arbitration of private matters. The Board shall have scheduled quarterly meetings for the purpose of reporting, discussing, and approving quarterly spending. Includes submission of motions. These shall be the second Monday of January, April, July, and October. Motion **passed** unanimously.
3. The Board shall adopt Robert's Rules of Order for the running of the meetings and adopting resolutions. Motion **passed** unanimously.
4. The Board shall create and maintain an Emergency Plan Packet to be added to the Annual Meeting Agenda. Motion **passed** unanimously.
5. Create a tech (IT) coordinator position who will oversee current website and assist with all forms of communication including email list serve, online participation platforms, texts, apps, or Facebook. Motion **passed** unanimously.
6. Limit number of renters to 15%. This motion was **tabled** for the new Board to research and report back to the co-owners. It would require a by-law change.
7. Parking lot maintenance- to fill cracks, seal coat, and stripe in spring or summer of 2024. This motion was **voted down**. Residents want to wait for reserve study to determine future needs of the parking lot.
8. Daily access of clubhouse to co-owners. After discussion, this motion was **tabled** until a committee could get more information to make a recommendation.
9. Contract and retain Donnie Rardin as Project Manager and Maintenance Coordinator. The Board will explore increasing Mr. Rardin's salary per newly formed committee proposal. Length of contract to be determined if past fiscal year 2025. Motion **passed**.
10. Treasurer to separate Special Assessment and Dues accounts. Special assessment dues to be approved annually. This was **tabled** until the new Board can look at current accounts and budget and make a recommendation to the co-owners.

11. Board vacancies shall be filled by special election by co-owners who shall be notified 10 days prior to election. This was **tabled** to be reviewed by the new Board since it would require a by-law change.
12. The office of President of the Board shall be elected by the co-owners. This person would be selected from the newly sitting seven board members. The Board shall as a committee of the whole elect the offices of Vice President, Secretary, and Treasurer. This motion was **tabled** until further review by the new Board since it would require a by-law change.
13. The co-owners will be notified by the Board for approval of any withdrawal from Money Market/ Reserve account. Approval is decided by by-law quorum. This motion was **tabled** until new Board has had time to review.
14. The Board shall create an emergency fund with leftover savings from expenditures. This fund shall be used with proper authorization for emergency expenses. This motion was **tabled** until new Board has had time to review.
15. The Board shall create a binding conflict of interest clause in by-laws for Board Members. Board members must sign a Fidelity Bond. The Board shall remove the compensation clause from by-laws (Pg 17, Section N). This motion was **tabled** until the new Board has time to review current liability insurance policy and make recommendations. This also would require a by-law change.
16. Board members, residents, or co-owners may not solicit proxies. This motion was **tabled** until the new Board can review the by-laws and make a recommendation.
17. The Board shall create one, three, and five year strategic plans for the purpose of improving, maintaining, and evaluating the property of Harrodsburg Square. The Strategic Planning and Budget Committee will be involved in this process. This motion **was tabled** to give the new board time to review and make recommendations.

Second Meeting to Elect New Board Members

This special meeting was called September 21, 2023, for the sole purpose of electing new Board members.

We asked each co-owner to sign in on an attendance sheet and asked if they had proxies. If they did have proxies, we gave them a ballot for themselves and a ballot for each proxy they had. We told the co-owners we would take their ballots and proxies when the meeting began.

We opened the meeting at 6:15 PM. We collected the ballots and proxies and had two people do a count. The total number of ballots was 48, this did not make up 50% of the owners. The decision was made to close the meeting but to keep the election process open. The Board members stayed at the clubhouse and suggested if any candidates for the Board or volunteers wanted to try to collect more votes, we would stay open. Thomas Vandeventer and several co-owners volunteered to do that. Thomas and the volunteers worked for over two hours going door to door to collect votes and at 9:45 PM we had enough votes to elect a new board.

In conducting this election, we followed the bylaws, and the Board was elected by their peers.

The new Board Includes Jimmy Wheeler, Vice President, Becky Williams, Treasurer, Craig Campbell, member at large, Thomas Vandeventer, Paula Barnes, Lea Ann Miller and Michael Massey.