HARRODSBURG SQUARE CONDIMINIUM ASSOCIATION, INC.

**Minutes**

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| **LOCATION:** | Clubhouse |
| **DATE:** | 7.14.25 |
| **TIME:** | 6:30pm |

# CALL TO ORDER

# PRESIDENT’S REPORT – THOM VANDEVENTER

* 1. Maintenance Survey Update – Scheduling structural viewings of units, Integrity will be onsite to review grounds and outsides of buildings. When dates are provided, co-owners will be notified.

Note: The by-laws state on page 8, Section E. Right of Access – A co-owner or resident upon 24-hour notice shall grant the right of access to their Unit to any person authorized by the Board for the purpose of making inspections; for the purpose of correcting any condition originating in their Unit and/or threatening another Unit or General or Restricted Common Property, or the the purpose of performing installations, alterations, or repairs to any of the Property.

* 1. Lawsuit update- cross claim filed by our attorneys
  2. Pool Update- We have had complaints of pool use by non-owners and tenants. Only 4 guests are allowed per unit at the pool and the co-owner/resident must be present.
  3. Election and call for candidates- Please contact a board member if interested
  4. Fines – Mainly for health and safety of co-owners and residents. Please refrain from smoking inside the units due to the shared ventilation systems between units.

1. **APPROVAL OF MINUTES FROM LAST MEETING**
   1. The minutes from the last meeting were presented. Motion from T. Davis to approve minutes as presented. Motion seconded by K. Cremeans. Motion carried.

# TREASURER’S REPORT- BECKY WILLIAMS

* 1. Quarterly Reports are available on website
  2. Overdue HOA fees - current past due fees are less than $1000
  3. CDs -are earning 4.25% and are for 6months ($60,000 investment)
  4. Emergency Expenditures- for previous quarter $9657 fir water, sewer repairs and fire alarm
  5. Dues – due to increase in utilities a small increase every 2-3 years may need implementation on a regular basis to keep up with the high cost of the utilities.,

# MAINTENANCE COORDINATOR’S REPORT- DONNIE RARDIN

* 1. Projects completed- April-June- Parking lot
  2. Projects Planned – July-September

# OLD BUSINESS

* 1. 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.
  2. 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.
  3. 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.
  4. Annual Picnic Scheduled for date of August 16, 2025
  5. Becky presented the idea of having an IT person to do the website- any updates?

# NEW BUSINESS

* 1. Recycle Bins – more recycle bins are needed – city will be contacted to request more
  2. Dog Stations – suggested that 2 more dog stations be added by building 3 and building 6
  3. Little Library – it was suggested to build a little library for swapping books in the community. Someone will contact the public library to find out about the program and requirements.

# ADJOURNMENT

Next board planning session date and time –TBD

Next quarterly meetings date & time,

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

A motion was made to adjourn the meeting by B. Pricchett, Motion seconded by J. Anaskevich. Motion carried.