

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

- 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. In progress
- 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 <pjj126@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 <pjj126@gmail.com>, "kreig fullcirclemessage.us" <kreig@fullcirclemessage.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

