

# **Shaker Farms Condominiums**

## **Board Meeting**

*Tuesday, July 30, 2024*

*Board Members in Attendance:* Shane Lorenz, Sherry McNeal, Kathy Behling,  
Susan Thompkins, Chris Inman (by phone)

*Manager in Attendance:* Travis Thomas (by video), Samantha Hartman (by video)

*Time:* 7:15 pm

The meeting was called to order.

Travis introduced the Board to Samantha (Sam) Hartman. Sam is taking over our account with KPM.

- Sam has 10 years of experience in Property Management in the Louisville area.
- She has businesses that she has built relationships with in that timeframe
- She has already stopped by to look at the property once.

Delinquencies:

- KPM was able to get one delinquency to pay in full.
- All other delinquencies are being handled by H&H and are moving through the court system.

Weekly Maintenance is still on hold due to budget concerns. We will restart, once finances level out.

Resident concerns:

- 3802-4: Has concerns about the patio
- 3802-3: There is possible back up in the condensation pipe line for the AC units. There are worries about that backup flooding the units.
- Shane will contact the owners and take a preliminary look at those issues.

Tree Removal:

- The proposal from Turftenders didn't reflect what was asked for in first walkthrough.
- Sam has set up a second walkthrough for Aug. 9th at 10:30am to look at everything again.
- 3804-4: There are cables hanging loose off of the siding.
- We need to get information from the owner about whether those cables are connected to anything, and about getting them hung back up properly.
- 3726: Possibility that there are multiple disabled vehicles in the parking lot.
- 3726-4: What is the situation with the foundation for this unit? What was promised and by whom? And what needs to be done for the safety of residents in that building?

2025 Budget:

- KPM will start working on this so it can be presented in September.
- Board's Priorities for the budget:
  - Driveways
  - Sam is already getting bids for fixing the driveways, so that we can see how to best go about fixing them.
  
- Chimney cap replacement:
  - This will focus on the ones that are the biggest safety hazards first.
  
- Grounds Drainage issues:
  - Those in front of 3908 and between 3726 and 3724 are known about. Are there any others that are causing problems for residents?
  
- Roof 3728
  
- Building up Reserve for HOA.

KPM will start attending Board meetings 4 times per year as is agreed to in our contract with them. The next meeting KPM will attend will be in September as they propose the budget for 2025.

The next Board Meeting will be August 27 at 7:15pm.

Minutes submitted by,  
Shane Lorenz  
President, Board of Directors