

Hendereed Village Board of Director's Meeting Minutes January 25, 2024

The January 2024 meeting was called to order at 7:00PM by Matthew Kruse

Attendees:

Board members:

Present: Matthew Kruse, John Smeltzer, Levi Halsey, Kasim Basic, Annamarie McGee

A quorum was established with 5 members in person.

Patterson Merkle representatives: Holly

Owners/Residents: Lois, and Terry

Approval of previous month's meeting minutes:

November 2023 meeting minutes – Motion to approve made by John Smeltzer, seconded by Kasim. Motion passed.

Reports:

President: none

Treasurer: Levi read the Treasurer's Report for December 31, 2023.

Total Assets \$851,691.24

Total Liabilities \$14,467.36

Homeowners' Equity \$837,223.88

Motion to approve Treasurer's report as read made by Annamarie, seconded by John. Motion passed.

Landscape: Nothing to report

Website: To be updated with approved minutes

Manager: Holly presented the Managers Report

December 2023 Financials –

Net Operating Expense – Under Budget by \$1,466.02 to date.

Capital Expenditures – \$95,902.63

Net Operating Reserve – Increase \$42,119.19 to date.

Capital Reserve – Increase \$186,048.00 to date.

Motion to approve Manager's report as read made by Levi, seconded by John. Motion Passed.

Completed Business:

- A. **Pool Cover**
- B. **Maintenance Sign**
- C. **Dumpster Stickers**
- D. **2023 Annual Inspections**
- E. **Snow Captain**
- F. **2024 Budget**

Active Business:

- A. **Clubhouse Roof:** New roof and skylight have been installed. Gutters and snow guards are on hold until a decision on the exterior is made

New Business:

- A. **Annual Meeting:** Meeting has been set for March 28, 2024, at 7PM. We will be electing two board members to serve three-year terms
- B. **Insurance:** State Farm is renewing our policy with a premium increase of \$10K per year.
- C. **Amendment for voting:** Holly presented Board with information on what's required if we wanted to change by laws around annual meeting voting. Board has tabled any changes at this moment will consider putting together a larger package of items for the owners later this year
- D. **Clubhouse Renovations:**
 - a. **Exterior:** Board is gathering bids to renovate the exterior of the clubhouse. Has asked Holly to get bids for Stucco and Siding. Would also like picture renderings if possible. And information on warranty's

- b. Interior: Motion raised to have maintenance repaint the interior with a similar color. Made by John, seconded by Kasim. Motion passed.
 - c. Cameras: Board is researching a new camera system for in and around the clubhouse/pool area.
 - d. Bathroom/Downstairs: Motion raised to remove metal dividers from both bathrooms, repaint the hallways and bathrooms with the same color as the main area upstairs. Made by Annamarie, seconded by Levi. Motion passed.
- E. **Painting Project:** Holly is seeking bids for the budgeted neighborhood painting project
- F. **Union Savings CD:** CD expires on 1/31/2024, Union savings offered 6-month CD at 5.25%. Motion raised to roll the current balance of the Union Savings CD into a new 6-month CD at Union Savings Bank with a rate of 5.25%. Made by Levi, seconded by Annamarie. Motion Passed.

Important Dates:

- A. Bulk Trash pickup: January 27, 2024
- B. Next Board Meeting: February 22, 2024 at 7:00PM
- B. Annual Meeting: March 28, 2024 at 7:00PM

Reminders:

Parking: Parking inside the bays is reserved for Residents only. Guests parking is available outside of the bays, and residents are responsible to ensure their guests are properly parked. Any vehicle parked in an unassigned space for more than 14 consecutive days is subject to being towed.

Pets: Per our Rules and Regs you will be fined for not leashing or cleaning up after your pet.

Cigarette Butts: Smokers please properly dispose of your cigarette butts in the trash.

Rules and Regs: Visit our website www.hendereedvillage.com for the most up to date version of our Rules and Regulations.

Adjournment: Matt adjourned the meeting at 8:25PM.

Minutes submitted by Annamarie McGee

Minutes approved via email by the Board on XXXX, 2024.