

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

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

Attendees:

Board members:

Present: Matthew Kruse, Levi Halsey, Carolyn Yates, John Smeltzer, and Kasim Basic

A quorum was established with 5 members in person.

Patterson Merkle representatives: Holly

Owners/Residents: Lois S

Approval of previous month's meeting minutes:

February 2024 meeting minutes – Motion to approve made by Carolyn, seconded by Levi. Motion passed.

March 2024 meeting minutes – Motion to approve made by Levi, seconded by Carolyn. Motion passed.

Reports:

President: No report

Treasurer: Levi read the Treasurer's Report for March 31, 2024.

Total Assets \$930,747.44

Total Liabilities \$21,217.37

Homeowners' Equity \$909,530.07

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

Landscape: Nothing to report

Website: To be updated with approved minutes

Manager: Holly presented the Managers Report

March Financials –

Net Operating Expense – Under Budget by \$7,689.87 to date.

Capital Expenditures – None

Net Operating Reserve – Increase \$16,614.19 to date.

Capital Reserve – Increase \$55,692.00 to date.

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

Completed Business:

- A. **Rotted Wood – Windows**

Active Business:

- A. **Clubhouse Interior Painting:** Maintenance to complete work when time allows, has been delayed due to excess water issues
- B. **Clubhouse restroom renovations:** Maintenance to complete work when time allows, has been delayed due to excess water issues
- C. **Painting Project:** Board asked Patterson Merkle to obtain bids for Stucco repair/replace
- D. **Clubhouse Siding:** Supplies to be delivered on May 8th with work scheduled to begin May 13th, weather permitting
- E. **Security Cameras:** Motion to purchase Lorex camera system as bid with 12 cameras. Made by John, seconded by Levi. Motion passed

New Business:

- A. **Board Positions:** Tabled until the May meeting
- B. **Pool Contract/Opening/Bathrooms:** Pacific Pools is no longer offering bathroom cleaning service. Will follow up with multiple options for having the bathroom cleaned.
Motion to accept bid from Pacific Pools to service pool for 2024 summer. Pool opening May 18, 2024. Closing September 30, 2024. Made by Carolyn, seconded by Kasim. Motion passed.
- C. **Wright Patt CD:** Current CD expires on 5/9/2024. Motion to renew Wright Patt CD for 12 months at 5.01% APR, made by Levi, seconded by Carolyn. Motion passed.

- D. Shed Replacement:** Will look into LPD material and ensure if T-111 is used its 5/8 inch thick
- E. Unground downspouts:** Patterson Merkle is working to get bids on having unground drain lines camera'd to assess their condition
- F. Board resignation:** Kasim informed the Board he is resigning from his position effective the end of the April 2024 meeting.

Important Dates:

- A. Bulk Trash pickup: Week of May 4, 2024
- B. Next Board Meeting: May 23, 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 for ensuring 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 9:05PM.

Minutes submitted by Matthew Kruse
Minutes approved via XXXXXX