

## Hendereed Village Board of Director's Meeting Minutes May 23, 2024

The May 2024 meeting was called to order at 7:04 PM by Matthew Kruse

### Attendees:

Board members:

Present: Matthew Kruse, John Smeltzer, Levi Halsey, Carolyn Yates, Annamarie McGee

A quorum was established with 5 members in person.

Patterson Merkle representatives: Holly

Owners/Residents: Lois, Syble, Teri, Cindy, Monica

### Approval of previous month's meeting minutes:

April 2024 meeting minutes – Motion to approve made by Annamarie, seconded by Carolyn. Motion passed.

### Reports:

President: none

Treasurer: Levi read the Treasurer's Report for April 30<sup>th</sup>, 2024.

|              |              |
|--------------|--------------|
| Total Assets | \$966,668.43 |
|--------------|--------------|

|                   |             |
|-------------------|-------------|
| Total Liabilities | \$18,981.37 |
|-------------------|-------------|

|                    |              |
|--------------------|--------------|
| Homeowners' Equity | \$947,687.06 |
|--------------------|--------------|

Motion to approve Treasurer's report as read by Levi made by Carolyn seconded by Annamarie. Motion passed.

Landscape: Nothing to report

Website: To be updated with approved minutes

Manager: Holly presented the Managers Report

April Financials:

Net Operating Expense – Under Budget by \$9,916.06 to date.

Capital Expenditures – None

Net Operating Reserve – Increase \$36,207.18 to date.

Capital Reserve – Increase \$74,256.00 to date.

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

### Completed Business:

- A. Clubhouse siding/Roof
- B. Pool Contract/Opening
- C. Wright Patt CD Renewal
- D. Pool flower planting

### Active Business:

- A. Clubhouse - Interior painting & Bathrooms
  - a. Work is still pending due to maintenance having higher priority work orders
- B. Painting Project - Buildings & Stucco repair
  - a. Board has requested stucco repair bids
- C. Security Cameras
  - a. New camera system has arrived, will get them installed
- D. Pool Bathroom Cleaning
  - a. Patterson Merkle will be doing the cleaning this summer
- E. Under Ground Down spouts
  - a. Board asking Patterson Merkle to gather multiple bids to camera downspouts
- E. Board positions for 2024:
  1. Matt Kruse – President
  2. Carolyn Yates – Vice President
  3. Levi Halsey – Treasurer
  4. Annamarie McGee – Secretary
  5. John Smeltzer – Member

**New Business:**

- A. 2024 Annual Inspections
  - a. Patterson Merkle working through inspections
- B. Shed Replacements:
  - a. Motion to approve bid from L&L Construction to build one spec shed as bid following original spec shed made by Annamarie, seconded by Levi. Motion passed
- C. Nomination of a new Board Member:
  - a. Board is reaching out to multiple owners and will nominate one to serve on the Board until March 2025 (annual meeting)

**Important Dates:**

- A. Bulk Trash pickup: Week of June 2nd
- B. Next Board Meeting: June 27, 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.hendreedvillage.com](http://www.hendreedvillage.com) for the most up to date version of our Rules and Regulations.

**Adjournment:** Matt adjourned the meeting at 8:27PM.

Minutes submitted by Annamarie McGee

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