

Hendereed Village Board of

Director's Meeting Minutes

November 25, 2025

The November 2025 meeting was called to order at 6:59PM by Matthew Kruse

Attendees:

Board members:

Present: Matthew Kruse, Carolyn Yates, Kasim Basic, Tanjy Thomas & Levi Halsey.

A quorum was established with five members in person.

Patterson Merkle: Holly

Owners/Residents: Lois, Monica

Approval of previous month's meeting minutes:

October 2025 meeting minutes - Motion to approve made by Tanjy, seconded by Kasim. Motion passed.

Reports:

President: N/A

Treasurer: Tanjy read the Treasurer's report for October 2025

Total Assets \$ 928,127.07

Total Liabilities \$ 19,349.37

Homeowners' Equity \$ 908,777.70

Motion to approve Treasurer's report as read, made by Levi seconded by Kasim. Motion passed.

Landscape: Nothing to report

Website: Updated with approved minutes

Manager: Holly presented the Managers Report including October 2025 variances

Net Operating Expense - Over Budget by \$29,090.95 to date

Capital Expenditures - \$45,656.92 to date

Net Operating Reserve - Increase \$61,643.76 to date

Capital Reserve - Increase \$111,384.00 to date

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

Completed Business:

- A. Sheds
- B. Water Line Replacement at Clubhouse

Active Business:

- A. 50/50 Ownership: Board Reviewing Topics brought up in various meetings. Putting together questions for Robin.
- B. Updating Fobs: Board will publish dates to residents for updating before pool season.
- C. Reserve Study: Criterium compiling information and will provide to Holly by end of year.
- D. Park Timber Wall : Keith Mann to be completing week of December 1st.
- E. Planting: Board decided to table until Spring.

New Business:

- A. Brick Wall: Motion to approve L&L Construction bid raised by Kasim, seconded by Levi. Motion Passed.
- B. Pacific Pool Contract: Board reviewed bid from Pacific Pool. Motion to approve bid from Pacific Pool raised by Levi, seconded by Kasim. Motion Passed.
- C. 1828 WCS Radon Mitigation System: Holly was made aware by resident and provided to board. Board requested more information from resident on system.
- D. Clubhouse Doors (Budgeting Purposes): Board agreed on figure to add to budget for 2026.

E. 2026 Budget: Motion to approve 2026 budget with the following edits made by Levi, seconded by Kasim. Motion Passed.

5% Increase in Assessments
Increase Legal & Accounting to \$9,000
Increase Insurance Expense to \$70,000
Decrease Clubhouse Expense to \$1,000
Increase Landscape Contract to \$47,729
Increase Water/Sewer to \$178,000

Capital Expenditures planned for 2026 include seal and repair asphalt, concrete, reserve study update, sheds, pool furniture, sign at Reed Rd, storm drains, mailboxes, lighting and address signs

Important Dates:

- A. Bulk Trash pickup: Week of December 1, 2025
- B. Next Board Meeting: January 22, 2025 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 9:46 PM.

Minutes submitted by Levi Halsey

~~Minutes approved via email by the Board on XXXX, 2025~~

