

Hendereed Village Board of Director's Meeting Minutes June 27, 2024

The June 2024 meeting was called to order at 7:00 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, Teri

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

May 2024 meeting minutes – Motion to approve made by John, seconded by Carolyn. Motion passed.

**Reports:**

President: none

Treasurer: Levi presented the Treasurer's Report for May 31<sup>st</sup>, 2024.

Total Assets \$963,471.46

Total Liabilities \$18,257.18

Homeowners' Equity \$963,471.46

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

Landscape: Nothing to report

Website: To be updated with approved minutes

Manager: Holly presented the Managers Report including May 2024 Financials

Net Operating Expense – Under Budget by \$11,683.74 to date.

Capital Expenditures – \$38,775.97 to date

Net Operating Reserve – Increase \$72,510.37 to date.

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

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

**Completed Business:**

- A. Community Flower installation
- B. Security cameras installed
- C. Board Position for 2024
- D. Pool bathroom cleaning

**Active Business:**

- A. **Clubhouse** - Interior painting & Bathrooms
  - A. Pending due to maintenance having higher priority work orders
- B. **2024 Annual Inspections** – Inspections continue
- C. **Nomination of a new Board Member** – Board is still looking for a member to fill the open seat

**New Business:**

- A. **Shed Replacements** – Board to inspect the spec shed built by L&L construction, Motion to approve 20 sheds to be sent thru e-mail after inspection.
- B. **Under Ground Down spouts** –  
Holly presented quotes to have downspouts and main underground drain lines camera'd and mapped  
Motion to approve bid from Hydra Basements to camera and map the entire community main drain lines at a cost of \$1,200 made by John, seconded by Levi. Motion passed.

**C. Landscaping –**

Holly presented bids for 3 landscape project

- 1) Tree trimming along northside fence, trees above 8' tall
- 2) Rejuvenation Pruning throughout the entire neighborhood
- 3) Remove 12 Boxwoods in from of 1850 and Haul away

Motion to approve all 3 bids from EMI as bid, made by Annamarie, seconded by Levi. Motion passed.

**D. Stucco Repair –**

Board reviewed multiple bids for repairing stucco or covering stucco with siding.

Motion made to approve bid from The Bearded Goat Stucco to replace 3 walls and repair 6 walls as bid, made by John, seconded by Carolyn, Motion passed.

**E. Painting Project –**

Board asked Patterson Merkle to get additional information regarding painting bids and will be discussing color option in the coming months.

**F. Clubhouse rentals & Charges –**

Discussed the need to increase fees due to recent damages.

Motion raised to increase the refundable deposit required for clubhouse rental to \$250.00, with the rental fee remaining at fee at \$50, to take effect for rental requests beginning July 1, 2024. Made by John, seconded by Annamarie. Motion passed.

**Important Dates:**

A. Bulk Trash pickup: Week of July 6, 2024

B. Next Board Meeting: Tuesday July 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 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.