

Hendereed Village Board of Director's Meeting Minutes  
July 27, 2023

The July 2023 meeting was called to order at 7:02 PM by Matthew Kruse  
A quorum was established with 5 members present.

**Attendees:**

Board members: Matthew Kruse, Carolyn Yates, Kasim Basic, John Smeltzer and Levi Halsey  
Patterson Merkle representatives: Holly McCloy  
Owners/Residents: Alice, Lois, Denna, Monica, Allie

**Resident Comments:**

Alice – Landscape concerns and concerns about branches  
Lois – Speed limit signs, Bench project, cigarette butt bins need emptied.  
Denna – Request update on neighbor unit  
Monica – Pool umbrellas, Landscape concerns about weeds, Tree near clubhouse, Soffit issue  
Allie – Issue with wood around window leaking.

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

Motion to approve June 2023 meeting minutes. Made by Levi, seconded by Carolyn. Motion passed.

**Reports:**

President: No report

Treasurer: Levi read the Treasurer's Report for June 30, 2023  
Total Assets \$825,799.51  
Total Liabilities \$18,570.36  
Homeowners' Equity \$807,229.15

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

Landscape: No report

Website: Has been updated with April and May minutes, will load June minutes.

**Neighborhood**

Watch: No meeting scheduled

Manager: Holly presented the Managers Report  
June 2023 Financials –

Net Operating Expense – Over budget by \$2,550.41 year to date.

Capital Expenditures – None year to date

Net Operating Reserve – Increased \$9,245.83 year to date.

Capital Reserve – Increased by \$93,024.00 year to date.

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

**Completed Business:**

- A. Clubhouse Roof: The Board held a special meeting on July 17, 2023 to discuss the clubhouse roof and meet a rep from Mighty Dog Roofing.  
Motion to rescind approval of the previously approved motion to accept bid from Contractors Inc raised by Annamarie, seconded by Carolyn. Motion passed.  
Motion to accept bid from Mighty Dog Roofing to replace clubhouse roof and skylight, with clear glass, 6inch gutters, gutter guards and snow guard raised by Carolyn, seconded by Annamarie. Motion passed.
- B. EMA 1773  
Motion raised to approve EMA for window replacement as requested made by Annamarie, seconded by Levi.  
Motion passed.

**Active Business:**

- A. Shed Replacement  
Met with the company, work is delayed due to the rain that has caused delays on other projects. Hendered is their next job.
- B. Bench Project  
Maintenance has the list of benches. Has been delayed due to higher priority maintenance items
- C. Rotted Wood Project  
Patterson Merkle is meeting the contractor tomorrow to walk the property
- D. Rodent Control  
Waiting on bids from Quality Pest Control and Plunkett's Pest Control.
- E. Clubhouse Roof - Color  
Motion raised to select clubhouse metal roof color, if metal comes from CMG color will be Charcoal, if metal comes from Isaiah color will be Deep Charcoal made by Levi, seconded by John. Motion passed.

**New Business:**

- A. EMA 1902  
Motion raised to approve EMA for handrail as requested made by Kasim, seconded by Levi. Motion passed.
- B. Fidelity Bond  
Motion raised to increase the fidelity insurance policy with State Farm covering the Board to \$700,000 of coverage made by Levi, seconded by John. Motion passed.  
All Board members are required to complete the State Farm questionnaire.
- C. Fence Painting  
Board is seeking multiple bids to have the fence along the southside of the neighborhood painted.
- D. Dumpsters  
Board is seeking bids to purchase new dumpsters with the following specifications, 6yd, side doors, angled top, drains on the bottom and prefer 3 bottom support beams.  
Patterson Merkle maintenance will inspect bottom of dumpsters to see which ones need replaced.
- E. Savings  
Holly McCloy of Patterson Merkle Management has Board approval to open a Money Market account at First Financial on behalf of the Hendered Board. Matt Kruse, Board President, will also be listed as a signer on this account. Holly is authorized to transfer \$100K from Operating funds Kemba savings to the new account. Motion made by Levi, seconded by John. Motion Passed.
- F. CD  
Holly McCloy of Patterson Merkle Management has Board approval to open a 6-month CD at Union Savings Bank on behalf of the Hendered Board. Matt Kruse, Board President, will also be listed as a signer on this account. Holly is authorized to transfer \$100K from the Reserve funds Kemba Money Market account to the new account. Motion made by Levi, seconded by John. Motion Passed.

**Important Dates:**

- A. Bulk Trash week of July 29th
- B. Next Board Meeting: August 24th

**Reminders:**

- Parking: Parking inside the bays is reserved for Residents only. Guests parking is available outside of the bays. It is the responsibility of the residents to ensure their guests are properly parked.
- 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.henderedvillage.com](http://www.henderedvillage.com) for the most up to date version of our Rules and Regulations.

Adjournment: Matt adjourned the meeting at 8:42 PM.

Minutes submitted by Matthew Kruse

Minutes approved via email vote by the Board on August 8, 2023.