

Hendereed Village Board of Director's Meeting Minutes August 24, 2023

The August 2023 meeting was called to order at 7:02PM by Matthew Kruse

Attendees:

Board members:

Present: Matthew Kruse, Carolyn Yates, John Smeltzer (zoom), Kasim Basic, Annamarie McGee and Levi Halsey

A quorum was established with 5 members in person and 1 virtually.

Patterson Merkle representatives: Holly

Owners/Residents: Syble, Monica, Susan, and Tangy

Approval of previous month's meeting minutes:

July 2023 meeting minute's approved via e-mail by the Board.

Reports:

President: none

Treasurer: Levi read the Treasurer's Report for July 2023

Total Assets	\$854,108.47
Total Liabilities	\$17,514.36
Homeowners' Equity	\$836,594.11

Motion to approve Treasurer's report as read by Levi motion to approve made by Carolyn, Seconded by Annamarie - Motion approved.

Landscape: Nothing to report

Website: Updated

Neighborhood

Watch: no meeting scheduled

Manager: Holly presented the Managers Report

July 2023 Financials –

Net Operating Expense – Over Budget by \$131.85 to date.

Capital Expenditures – none.

Net Operating Reserve – Increase \$23,106.79 to date.

Capital Reserve – Increase \$108,528.00 to date.

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

Completed Business

- A. EMA 1902 – Approved
- B. Fidelity Insurance updated
- C. Union Savings CD
- D. First Financial MM
- E. Cyanuric Acid Stab

Active Business:

- A. Shed Replacements – Buckeye construction is coming out the week of 8/28 to get final measurements, owner is upset with foreman, Sheds for 1784/1786 and 1814/1816 will be omitted from the project.
- B. Brick Threshold repairs – work will begin this week
- C. Clubhouse roof – Deposit has been paid, and final measurements taken

New Business:

- A. Landscape Concerns - EMI has 10 mows left this is 1 per week until Nov 1st. Patterson Merkle is working with EMI to address the inconsistencies with their performance.
- B. Exterior Painting Committee - Board is looking to start a committee to explore changing the exterior color of Henderreed
- C. Fence Painting - Board has asked Patterson Merkle to have multiple questions answered about differences between the bids
- D. Rotted Wood - Motion to approve bid from L&L Construction to complete rotted wood project as bid. Made by Levi, seconded by Annamarie. Motion passed.
- E. Rodent Control - One bid received from Plunket's. Waiting on additional bids
- F. Dumpster Replacement - One bid received from Reddy. Waiting on additional bids.

Important Dates:

- A. Bulk Trash pick up: Week of Sept 9th
- B. Next Board Meeting: September 28th
- C. Pool Closing: September 30th at end of the day

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.hendereedvillage.com for the most up to date version of our Rules and Regulations.

Adjournment: Matt adjourned the meeting at 8:45PM.

Minutes submitted by Annamarie McGee

Minutes approved via email by the Board on September 28, 2023.