

Hendereed Village Board of Director's Meeting Minutes September 28, 2023

The September 2023 meeting was called to order at 7:00PM by Matthew Kruse

**Attendees:**

Board members:

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

A quorum was established with 4 members in person and 1 virtually.

Patterson Merkle representatives: Holly

Owners/Residents: Syble, Monica, Sarah and Cassandra

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

August 2023 meeting minutes – motion to approve made by Carolyn seconded by John. Motion passed.

**Reports:**

President: none

Treasurer: Matt read the Treasurer's Report for August 31, 2023

Total Assets	\$881,629.98
--------------	--------------

Total Liabilities	\$17,519.36
-------------------	-------------

Homeowners' Equity	\$864,110.62
--------------------	--------------

Motion to approve Treasurer's report as read by Matt 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  
September 2023 Financials –

Net Operating Expense – Under Budget by \$438.00 to date.

Capital Expenditures – none.

Net Operating Reserve – Increase \$124,032.00 to date.

Capital Reserve – Increase \$124,032.00 to date.

Motion to approve Manager's report as read, motion made by Carolyn and seconded by Annamarie. Motion approved

**Completed Business**

- A. Rotted wood project
- B. Brick Thresholds

**Active Business:**

- A. **Shed Replacements:** Meeting with Buckeye Construction on October 2<sup>nd</sup>. Will get a firm start date.
- B. **Clubhouse Roof:** Metal is ready, skylight is in production. Will continue to seek updates.
- C. **Fence Painting:** Board reviewed bids from Sharper Impressions, Fresh Touch, Painter 1, and Prim Painting. Motion to approve bid from Fresh Touch to complete work as bid at a cost of \$11,000 made by Carolyn, Seconded by John. Motion passed.
- D. **Rodent Control:** Board reviewed bids from Terminex, Quality Pest Control, Plunketts, and Zander Pest Control. Motion to terminate current contract with Terminex effective immediately, and approve bid from Zander Pest Control to begin pest control services as bid. Made by John, Seconded by Annamarie. Motion passed

- E. **Dumpster Replacement:** Board reviewed bids from Reddy and Bell Equipment. Motion to approve purchase of 5 dumpsters from Bell Equipment as bid. List of dumpsters provided to Patterson Merkle. Motion made by John, Seconded by Carolyn. Motion passed.
- F. **Annual Inspection – Reinspection:** Patterson Merkle is working through reinspections as weather permits

**New Business:**

- A. **Pool Cover:** Board reviewed bids from Pacific pools, and Sandy's pool for a new pool cover. Motion to approve purchase of a new pool cover from Sandy's Pools as bid in the 5x5 configuration in the color Gray, with optional padding, made by John, Seconded by Carolyn. Motion passed.
- B. **Wright Patt CD Renewal:** \$100K Reserve CD matures on 10/3/2023. Motion to renew CD with Wright Patt Credit Union, roll entire balance into the new 12 month CD at the current interest rate, made by John, Seconded by Carolyn. Motion passed.
- C. **2024 Budget:** Board has begun thinking about 2024 budget and will be considering capital projects to be included.

**Important Dates:**

- A. Bulk Trash pickup: Week of November 6th
- B. Next Board Meeting: October 26, 2023 at 7:00PM

**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](http://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 meeting vote by the Board on October 26, 2023.