

Hendereed Village Board of Director's Meeting Minutes October 26, 2023

The October 2023 meeting was called to order at 7:00PM by Carolyn Yates

Attendees:

Board members present: Matthew Kruse (via Phone), Carolyn Yates, John Smeltzer (via Phone), Kasim Basic, Annamarie McGee and Levi Halsey. A quorum was established with 4 members in person and 2 virtually.

Patterson Merkle representatives: Holly

Owners/Residents: Teri and Lois

Approval of previous month's meeting minutes:

September 2023 meeting minutes – Motion to approve made by Annamarie, seconded by Levi. Motion passed.

Reports:

President: none

Treasurer: Levi read the Treasurer's Report for September 30, 2023

Total Assets \$841,844.66

Total Liabilities \$15,889.36

Homeowners' Equity \$825,955.30

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

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 \$1,447.77.

Capital Expenditures – \$35,076.00.

Net Operating Reserve – Increase \$16,535.98 to date.

Capital Reserve – Increase \$139,536.00 to date.

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

Completed Business

- A. **Fence Painting:** Fresh Touch painted the fence
- B. **Dumpster replacements:** Motion raised via email to increase the number of dumpsters being replaced from 5 to 11. Motion passed. All dumpsters have been replaced.
- C. **Wright Patt CD Renewal:** Reserve CD renewed on 10/3/2023, \$100K
- D. **Bench Project:** Wood has been replaced and they will be painted in the spring
- E. **Rodent Control:** Zander has placed all new traps.

Active Business:

- A. **Shed Replacements:** 1 test shed completed and 2nd test shed in progress
- B. **Clubhouse Roof:** Metal is ready, skylight is in production. Will continue to seek updates.
- C. **Pool Cover:** Delivery is expected any day, will continue to seek updates
- D. **Annual Inspections:** follow up inspections are ongoing

New Business:

- A. **Brick wall on North:** One bid received for \$6,500 to rebuild, Board will continue discussions on what to do
- B. **2024 Budget:** Board has begun 2024 budget and considering capital projects to be included.

Important Dates:

- A. Bulk Trash pickup:
- B. Next Board Meeting: November 16, 2023

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: Carolyn adjourned the meeting at 9:33 PM.

Minutes submitted by Annamarie McGee

Minutes approved via email by the Board on XXXX, 2023.