

Hendereed Village Board of Director's Meeting Minutes November 16, 2023

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

**Attendees:**

**Board members present:** Matthew Kruse, Carolyn Yates, John Smeltzer (via Phone), Annamarie McGee (via Phone) and Levi Halsey. A quorum was established with 3 members in person and 2 virtually.  
**Patterson Merkle representatives:** Holly  
**Owners/Residents:** Kathy, Monica, and Lois

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

October 2023 meeting minutes – Motion to approve made by Carolyn, seconded by Levi. Motion passed.

**Reports:**

President: none

Treasurer: Levi read the Treasurer's Report for October 31, 2023

Total Assets \$851,775.26

Total Liabilities \$15,279.36

Homeowners' Equity \$836,495.90

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

Landscape: Nothing to report

Website: Approved minutes will be uploaded to the website

Manager: Holly presented the Managers Report

October 2023 Financials –

Net Operating Expense – Under Budget by \$3,902.91

Capital Expenditures – \$56,876.00

Net Operating Reserve – Increase \$33,372.58 to date

Capital Reserve – Increase \$155,040.00 to date

Motion raised to file a lien against unit identified as #2 on November receivables, if receivables not paid in full by November 30, 2023. Made by John, seconded by Carolyn. Motion passed

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

**Completed Business**

- A. **Thank you gift:** Motion raised to give \$50 gift card from Stone Kitchen to Preston as a thank you for helping the community with trash clean up. Made by Levi, seconded by Carolyn. Motion passed

**Active Business:**

- A. **Shed Replacements:** Four sheds completed, project will be postponed until spring
- B. **Clubhouse Roof:** Metal is ready, skylight is in production. Installation date has been set for December 19
- C. **Pool Cover:** Cover will be shipped from manufacturer on November 20<sup>th</sup>, Installation to follow
- D. **Annual Inspections:** Board approved giving fee forgiveness for violations in 2023. No forgiveness will be given in the following years. Next annual inspection will occur in May 2024
- E. **Maintenance Parking Sign:** Motion raised to add a "Reserved for maintenance" parking sign to parking lot near 1812/1814. Made by John, seconded by Carolyn. Motion passed

**New Business:**

- A. **Snow removal/snow captain:** Reminder this years service threshold is 2 inch for drive ways and sidewalks. Levi has volunteered to be the snow captain and will work directly with our EMI account manager.

B. **2024 Budget:** Will include the following edits: 3% assessment increase, Reduce security budget to \$12,000, increase reserve contribution to \$91 per unit.

Motion raised to stop security services as of December 31, 2023. Made by Carolyn, seconded by Levi.

Motion passed.

Motion raised to approve 2024 budget as discussed with noted edits. Made by John, seconded by Levi.

Motion passed

**Important Dates:**

A. Bulk Trash pickup: Week of November 25, 2023

B. Next Board Meeting: January 25, 2024

**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 9:05 PM.

Minutes submitted by Matthew Kruse

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