

Hendereed Village Board of Director's
Meeting Minutes August 28, 2025

The August 2025 meeting was called to order at 7:05 PM by Matthew Kruse

Attendees:

Board members:

Present: Matthew Kruse, John Smeltzer, Carolyn Yates, Kasim Basic, and Tanjy Thomas

A quorum was established with five members present.

Patterson Merkle: Holly McCloy

Owners/Residents: Cassandra, Monica, and Lois

Approval of previous month's meeting minutes:

July 2025 meeting minutes - Motion to approve made by Tanjy, seconded by Kasim, Motion passed.

Reports:

President: No report.

Treasurer: Tanjy read the Treasurer's Report for July 2025

Total Assets \$910,116.74

Total Liabilities \$17,201.37

Homeowners' Equity \$892,915.37

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

Landscape: Nothing to report

Website: Updated with approved minutes

Manager: Holly presented the Managers Report including July 2025 variances

Net Operating Expense - Over Budget by \$17,160.55 to date

Capital Expenditures - \$11,904.92 to date

Net Operating Reserve - Increase \$30,593.43 to date

Capital Reserve - Increase \$92,820 to date

Motion to approve Manager's report as read, made by John, seconded by Carolyn, Motion Passed

Completed Business:

- A. Drainage project
- B. Pool phone installed
- C. Union Savings CD Renewed

Active Business:

- A. Door Color:
Tanjy presented color options to the Board. Board is narrowing down color options
- B. Mailbox/Addresses:
Tabled until next month.
- C. Owner Occupancy:
Discussion continued over multiple By Law changes, Board continues to narrow down
- D. Lighting:
No response from Panic or Capital with regards to suggestions
- E. Annual Inspections
50% of the community has been inspected
- F. Sheds:
Work to begin Sept 2
- G. Keyfobs
Computer crashed but most data was recovered. No interruption to community access to the pool

New Business:

- A. Charter Oaks Bid:
Bid to trim and remove multiple trees throughout the community. Motion to approve as bid with approval for Holly include an additional \$2K of work if additional items are identified. Raised by Tanjy, seconded by Carolyn. Motion passed.
- B. Reserve Study Update:
Motion raised to accept bid for a reserve study update from Criterium by Tanjy, seconded by Kasim. Motion passed
- C. Oakland Proposal:
Board tabled approval until we have a map showing where each planting will take place
- D. Park area timber
Tabled the grading idea due to concerns with the trees
- E. Renewal of website products
Motion raised to approve renewal of website builder for 3 years and the website domain for 3 years by John, seconded by Carolyn. Motion passed
- F. Southwest fence
Holly to get bids to have the new fence along the south side painted

Important Dates:

- A. Bulk Trash pickup: Week of September 6th
- B. Next Board Meeting: September 25, 2025 at 7:00PM

Reminders:

Parking: Parking inside the bays is reserved for Residents only. Guests parking is available outside of the bays, and residents are responsible to ensure their guests are properly parked. Any vehicle parked in an unassigned space for more than 14 consecutive days is subject to being towed.

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 9:13 PM.

Minutes submitted by Matthew Kruse

~~Minutes approved by the Board on June 26, 2025~~