

Hendereed Village Board of Director's
Meeting Minutes June 26, 2025

The June 2025 meeting was called to order at 7:04 PM by Matthew Kruse

Attendees:

Board members:

Present: Matthew Kruse, Carolyn Yates, John Smeltzer, Kasim Basic, Tanjy Thomas & Levi Halsey. A quorum was established with five members in person and one member via zoom.

Patterson Merkle: Holly

Owners/Residents: Lois, Gordon

Approval of previous month's meeting minutes:

May 2025 meeting minutes - Motion to approve made by John, seconded by Tanjy, Motion passed.

Reports:

President: Reminder to put down umbrellas at pool.

Treasurer: Tanjy read the Treasurer's Report for May 2025.

Total Assets \$902,692.62

Total Liabilities \$19,465.37

Homeowners' Equity \$902,692.62

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

Landscape: Nothing to report

Website: Updated with approved minutes

Manager: Holly presented the Managers Report including June 2025 variances

Net Operating Expense - Over Budget by \$12,311.46 to date

Capital Expenditures -\$2,741.23 to date

Net Operating Reserve - Increase \$30,305.62 to date

Capital Reserve - Increase \$74,256.00 to date

Motion to approve Manager's report as read, made by Levi, seconded by Tanjy, Motion Passed.

Completed Business:

A. Gettysburg Light Repaired

B. Street Sign at Gettysburg Entrance

Active Business:

A. Door Color:

Levi will research colors to present to the board

B. Mailbox/Addresses:

Levi will continue to look for additional options. Leaning towards replacing mailboxes and updating address signs with paint and new numbers. Ask Holly to make note of address numbers during inspections that will need replaced

C. Owner Occupancy:

Discussing potential options and questions for Robin.

D. Lighting:

Sent lighting options such as bulbs, new fixtures and lighting in parking lots to Panic Lighting. Board determined Black with Lighting Down

E. Drainage:

OUPS will be on site July 5th with work to follow

F. Annual Inspection:

Annual Inspections will begin week of July 7th.

G. Meeting with Robin:

Board proposed two times of July 10th and July 17th at 6 or 6:30pm depending on Robin's schedule

New Business:

A. Sheds:

Holly provided three bids from L&L Construction LLC, First Barrier Fence & Gate and Algodon Construction LLC Motion to approve bid from L&L Construction with condition of fixing work issues from last year and agreement every shed is a complete tear down with all new posts. Raised by John, seconded by Levi. Motion passed.

B. EMA: 1938 WCS

Motion to approve EMA from unit 1938 as submitted. Raised by Carolyn, seconded by Tanjy, Motion passed.

Important Dates:

A. Bulk Trash pickup: Week of July 5, 2025

B. Next Board Meeting: July 24, 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 8:57 PM.

Minutes submitted by Levi Halsey

~~Minutes approved via email by the Board on XXXX, 2025~~

