

Hendereed Village Board of Director's Meeting Minutes August 22, 2024

The August 22, 2024 meeting was called to order at 7:00 PM by Matthew Kruse

Attendees:

Board members:

Present: Matthew Kruse, John Smeltzer, Levi Halsey, Carolyn Yates, Annamarie McGee

A quorum was established with 5 members in person.

Patterson Merkle representatives: Holly

Owners/Residents: Lois, Syble, Monica, Kevin

Approval of previous month's meeting minutes:

July 2024 meeting minutes – Motion to approve made by Levi, seconded by John. Motion passed.

Reports:

President: None

Treasurer: Levi read the Treasurer's Report for July 31, 2024.

Total Assets	\$945,020.21
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Total Liabilities	\$15,688.37
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Homeowners' Equity	\$929,331.84
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Motion to approve Treasurer's report as read by Levi made by Annamarie seconded by John. Motion passed.

Landscape: Nothing to report

Website: To be updated with approved minutes

Manager: Holly presented the Managers Report including July 2024 variances

Net Operating Expense – Under Budget by \$14,629.40 to date.

Capital Expenditures – \$76,775.97 to date

Net Operating Reserve – Increase \$76,063.93 to date.

Capital Reserve – Increase \$92,820.00 to date.

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

Completed Business:

- A. 2024 Annual Inspections
- B. CD with Union Savings renewed for 12 months

Active Business:

- A. Clubhouse – Bathrooms, work to be completed after pool closes
- B. Painting Project – Buildings,
 - Motion to approve bid from Fresh Touch made by Levi, seconded by Annamarie, Motion Passed.
 - colors to be determined while wood repair is being completed
- C. Nomination of a new Board Member – the search continues
- D. Shed Replacements
 - Work on the approved sheds continues
- C. Downspout line replacement
 - Work Scheduled for the week of 8/26/2024

New Business:

- A. Landscaping / Irrigation bids:
 - Motion to approve bid from EMI to remove 15 boxwoods with additional boxwoods up to \$1500 raised by John, Seconded by Carolyn. Motion Passes.
 - Board reviewed multiple bids for irrigation system repairs but do not believe these are urgently needed
- B. Stoop Lifting
 - Board reviewed bid from B-Level to lift multiple stoops, and has asked Patterson Merkle to obtain at least one additional bid

- C. 1793 foundation repair:
Motion to approve bid from B-Level to complete basement foundation repairs made by Levi, seconded by John.
Motion Passed.
- D. Clubhouse Furniture/floors
Floors scheduled to be professional cleaned
Annamarie will work with Monica to present bids for new furniture
- E. 1892 – 1904 cockroaches
Patterson Merkle to discuss with attorney on what steps Board can help take
- F. Termite Inspection
Ohio Exterminating will be on site August 28-August 30 to inspect, repair and replace green bait station
- G. Pool Repairs
Rope hook has been repaired
- H. Pool Phone
Phone is not working, Patterson Merkle will contact service provider for repairs
- I. Clubhouse Internet
Has been unreliable, Spectrum determined it was the main box, work order has been requested for repair/replacement

Important Dates:

- A. Bulk Trash pickup: week of August 31st
- B. Next Board Meeting: September 26, 2024, 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 8:45PM.

Minutes submitted by Annamarie McGee

Minutes approved via Board on September 26, 2024.