

Hendereed Village Board of Director's Meeting Minutes January 23, 2025

The January 2025, meeting was called to order at 7:00 PM by Matthew Kruse

Attendees:

Board members:

Present: Matthew Kruse, Levi Halsey, John Smeltzer, & Kevin Hart.

A quorum was established with four members in person.

Patterson Merkle representatives: Holly

Owners/Residents: Lois

Approval of previous month's meeting minutes:

November 2024 meeting minutes – Motion to approve made by Levi, seconded by Kevin, Motion passed.

Reports:

President: No report at this time

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

Total Assets	\$801,642.23
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Total Liabilities	\$10,235.37
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Homeowners' Equity	\$791,406.86
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Motion to approve Treasurer's report as read, made by Kevin, seconded by John, Motion passed.

Landscape: Nothing to report

Website: Updated with approved minutes

Manager: Holly presented the Managers Report including December 2024 variances

Net Operating Expense – Over Budget by \$389.87 to date

Capital Expenditures – \$296,024.97 to date

Net Operating Reserve – Increase \$157,387.95 to date

Capital Reserve – Increase \$92,820 to date

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

Completed Business:

- A. Clubhouse Furniture
- B. Lights and Globes
- C. Shed Replacement
- D. Water line replacement
- E. 2025 Snow Captain
- F. 2025 Budget

Active Business:

- A. Clubhouse Bathrooms:
Work continues waiting for temp to increase to finish flooring
- B. Door Color:
Kevin will create a subcommittee to review rules associated with approved doors, storm doors, door and window colors and fines. Will present updates to the Board in a future meeting.
- C. 1892-94 Cockroaches:
Work didn't happen because multiple units were not ready

New Business:

- A. Tree Removal:
Board reviewed bid from Charter Oaks to have multiple trees removed. Motion to accept full list of tree removal as bid and approval for additional \$2,000 for additional trees not included, made by Kevin, seconded by John, Motion passed.
- B. Annual Meeting:
Set for March 27, 2025 at 7PM. There will be two position open for election both are three year terms

C. Mailboxes/Address Signs

Annamarie and Levi will create a subcommittee to research and provide suggestions to the board.

Important Dates:

- A. Bulk Trash pickup: Week of February 1st
- B. Next Board Meeting: February 27, 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 8:30PM.

Minutes submitted by Matthew Kruse

Minutes approved via email by the Board on XXXX, 2025