

Hendereed Village Board of Director's Meeting Minutes July 23, 2024

The July 2024 meeting was called to order at 7:06 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

Approval of previous month's meeting minutes:

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

Reports:

President: None

Treasurer: Levi read the Treasurer's Report for June 30th, 2024.

Total Assets	\$985,090.55
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Total Liabilities	\$50,883.59
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Homeowners' Equity	\$934,206.96
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Motion to approve Treasurer's report as read by Levi made by Annamarie seconded by Carolyn. Motion passed.

Landscape: Nothing to report

Website: To be updated with approved minutes

Manager: Holly presented the Managers Report including June 2024 variances

Net Operating Expense – Under Budget by \$7,224.67 to date.

Capital Expenditures – \$38,775.97 to date

Net Operating Reserve – Increase \$42,939.28 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. Clubhouse interior painting
- B. Pruning on North and West
- C. Dead shrub removal
- D. Stucco repair

Active Business:

- A. Clubhouse - Bathrooms
 - Partitions removed created gap in floor.
 - Motion to remove peel and stick floor and paint floor with a waterproof epoxy paint. Made by Levi, seconded by Annamarie. Motion Passed.
- B. Painting Project
 - Board reviewed bids from Fresh Touch, Prim and HAAS. Board is working to determine final color selections
- C. 2024 Annual Inspections
 - All patios have been inspected. Letters to be sent out by Friday July 26th
- D. Nomination of a new Board Member – search continues
- E. Shed Replacements – Work to begin week of July 29th
- F. Underground downspout repairs – Contract signed, no start date

New Business:

A. Downspout repairs

Bid presented to repair 3 downspouts (1910, 1920/22, 1790). Motion made to accept bid from S.O.S Construction and Drainage as bid, made by John, seconded by Carolyn. Motion Passed.

B. Maturing CD

Current CD with Union Savings is set to mature on July 31, 2024. Motion to renew CD with Union Savings for 12 months at a 4.75% in the amount of \$104,856, made by Annamarie, seconded by Levi. Motion Passed.

Important Dates:

A. Bulk Trash pickup: Nothing scheduled at this time

B. Next Board Meeting: August 22, 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 8:22PM.

Minutes submitted by Annamarie McGee

Minutes approved via Board on August 22, 2024.