

## Hendereed Village Board of Director's Meeting Minutes October 24, 2024

The October 24, 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 & Kevin Hart

A quorum was established with 6 members in person.

Patterson Merkle representatives: Holly

Owners/Residents: Marie, Syble, Monica, Tangy, & Michael M.

### Approval of previous month's meeting minutes:

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

### Reports:

President: Reminder with the time change to turn porch lights on  
Reminder this time of year we see increased porch pirates, be a good neighbor and keep a watch out packages

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

Total Assets	\$977,738.63
--------------	--------------

Total Liabilities	\$14,444.37
-------------------	-------------

Homeowners' Equity	\$963,294.26
--------------------	--------------

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 September 2024 variances

Net Operating Expense – Under Budget by \$18,085.36 to date.

Capital Expenditures – \$106,075.97 to date.

Net Operating Reserve – Increase \$120,762.35 to date.

Capital Reserve – Increase \$111,384.00 to date.

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

### Completed Business:

- A. Nomination of Board Member
- B. Stoop Lifting
- C. Pool Repairs/Pool Closing
- D. Wright Patt CD Renewal

### Active Business:

- A. Clubhouse – Bathrooms, work to be completed after pool closes: Work continues to be on hold
- B. Painting Project – Buildings: Work is progressing, Fresh Touch asked for clarification on paint around front doors.
- C. Shed Replacement: Kyle is waiting to hear back from L&L Construction to complete final walk through. Last invoice will not be paid until after the final walk through is complete
- D. Clubhouse Furniture: Continuing search
- E. 1892-94 Cockroaches: Robin has confirmed the board can hire an exterminator and the owner of each unit will be billed for the cost. Will also send letters to owners in the 1907 building
- F. Concrete Work  
Work has begun there will be a few days of demo then pouring of new
- G. Landscape Bid  
Board is reviewing bids from multiple landscape companies for services beginning with snow removal this winter. Decision is being help until a snow removal bid is submitted by Five Seasons

**New Business:**

- A. Lights/Globes  
Patterson Merkle will reach out to an electrician to get lights working
- B. Wright Patt CD Maturing 11/9/20024  
Motion to renew Wright Patt CD with Wright Patt for 17 months at a rate of 4.48%. Made by Levi, seconded by Kevin. Motion Passed.
- C. 2025 Budget  
Board is preparing the 2025 budget. Researching cost to restriping and update the Reed rd entrance signage

**Important Dates:**

- A. Bulk Trash pickup: week of November 9th
- B. Next Board Meeting: November 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](http://www.hendereedvillage.com) for the most up to date version of our Rules and Regulations.

**Adjournment:** Matt adjourned the meeting at 9:17PM.

Minutes submitted by Annamarie McGee

Minutes approved via in person vote by the Board on November 26, 2024.