

Hendereed Village Board of Director's Meeting
Minutes March 27, 2025

March 27, 2025 meeting was called to order at 8:16 PM by Matthew Kruse

Attendees:

Board members:

Present: Matthew Kruse, John Smeltzer, Carolyn Yates, Kasim Basic, & Tanjy Thomas

A quorum was established with 5 members in person.

Patterson Merkle representatives: Holly

Owners/Residents: Lois, Annamarie, Amy

Approval of previous month's meeting minutes:

February 2025 meeting minutes – Motion to approve made by John, seconded by Carolyn. Motion passed.

Reports:

President: No report

Treasurer: Matt read the Treasurer's Report as of February 28, 2025.

Total Assets \$867,668.23

Total Liabilities \$23,934.37

Homeowners' Equity \$843,733.86

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

Manager: Holly presented the Managers Report including February 2025 variances

Net Operating Expense – Under Budget by \$7,600.57 to date.

Capital Expenditures – None to date

Net Operating Reserve – Increase \$43,783 to date.

Capital Reserve – Increase \$18,564.00 to date.

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

Completed Business:

A.

Active Business:

A. Door Color:

Board to regroup on color options, in need of new project lead

B. Mailboxes & Address signs

Board will regroup on this project, in need of new project lead

C. 50/50 Ownership

Board to compile options and questions

New Business:

A. Fence on South

Motion to approve bid from Superior fence, made by John, seconded by Tanjy. Motion passed

Board has asked maintenance to also review the current fence for any broken or damaged fence post

B. EMI Proposals / Landscaping

Board reviewed bids from EMI to rejuvenate multiple landscape areas. Seeking additional bids and ideas at this time.

C. Insurance Policy

Continuing with State Farm

D. Pool

Motion raised to accept bid from Pacific Pools to convert the pool from chlorine tablets to liquid chlorine. Made by John, seconded by Tanjy. Motion passed.

Pool open date set to Saturday May 17, Closing date Tuesday September 30

Important Dates:

- A. Bulk Trash pickup: Week of April 4th
- B. Next Board Meeting: April 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 8:30PM.

Minutes submitted by Matthew Kruse

Minutes approved by the Board on April 24, 2025.