

Hendereed Village Board of Director's Meeting Minutes  
April 24, 2025

April board meeting was called to order at 7:00 PM by Matthew Kruse

**Attendees:**

Board members:

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

A quorum was established with 6 members in person.

Patterson Merkle representatives: Holly

Owners/Residents: Lois, Annamarie, Sybol, Monica, Luis

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

March 2025 meeting minutes – Motion to approve made by Carolyn, seconded by Tanjy. Motion passed.

**Reports:**

President: No report

Treasurer: Levi read the Treasurer's Report as of March 31, 2025.

Total Assets \$851,695.44

Total Liabilities \$21,830.37

Homeowners' Equity \$829,865.07

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

Manager: Holly presented the Managers Report including March 2025 variances

Net Operating Expense – Over budget by \$3,494.76 to date.

Capital Expenditures – None to date

Net Operating Reserve – Increase \$11,330.21 to date.

Capital Reserve – Increase \$37,128.00 to date.

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

**Completed Business:**

A. Insurance Policy Renewal

B. 1892-94 Cockroaches

**Active Business:**

A. Door Color:

Board is looking for members to form a committee to assist in selecting new door colors

B. Mailboxes & Address signs

Levi will serve as the project lead

C. 50/50 Ownership

Board to compile options and questions

D. Fence on the southside

Work scheduled to begin April 29

E. Chlorine Tank install

Motion to approve work as bid raised by John, seconded by Carolyn. Motion passed.

F. Restroom cleaning

Board will post to facebook for someone to assist with cleaning the bathrooms

G. Landscape proposals

Board reviewed proposals from EMI, are seeking additional bids and ideas. Carolyn will serve as project lead.

**New Business:**

A. Elect Officers

President – Matt Kruse

Vice President – Carolyn Yates

Treasurer – Tanjy Thomas

Secretary – Levi Halsey

At large: John Smeltzer, Kasim Basic

- B. 1874 WCS EMA  
Motion to approve EMA as submitted, raised by John, seconded by Carolyn. Motion passed.
- C. 1876 WCS EMA  
Motion to approve EMA as submitted, raised by John, seconded by Carolyn. Motion passed.
- D. Lighting  
Board is forming a project to review and revamp lighting throughout the neighborhood. Kasim will serve as project lead
- E. CD  
Motion to approve purchase of a 9 month CD at a rate of 4.5% with First Merchants. Board authorizes Holly McCloy from Patterson Merkle to work with First Merchants to open the CD on Henderreed's behalf. Motion raised by John, seconded by Levi. Motion passed.

**Important Dates:**

- A. Bulk Trash pickup: Week of May 3rd
- B. Next Board Meeting: May 22, 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.henderreedvillage.com](http://www.henderreedvillage.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 May 22, 2025.