

Hendereed Village Board of Director's Meeting Minutes November 26, 2024

The November 2024, meeting was called to order at 7:00 PM by Matthew Kruse

Attendees:

Board members:

Present: Matthew Kruse, Levi Halsey, Carolyn Yates, & Kevin Hart. John proxied his vote to Carolyn in his absence

A quorum was established with 5 members in person.

Patterson Merkle representatives: Holly

Owners/Residents: Syble, Monica, & Tanjy

Approval of previous month's meeting minutes:

October 2024 meeting minutes – Motion to approve made by Kevin, seconded by Carolyn Motion passed.

Reports:

President: No report at this time

Treasurer: Levi read the Treasurer's Report for October 31, 2024.

Total Assets	\$869,619.98
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Total Liabilities	\$12,580.37
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Homeowners' Equity	\$857,039.61
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Motion to approve Treasurer's report as read by Levi made by Carolyn seconded by Kevin. Motion passed.

Landscape: Nothing to report

Website: Updated with approved minutes

Manager: Holly presented the Managers Report including October 2024 variances

Net Operating Expense – Under Budget by \$15,006.83 to date.

Capital Expenditures – \$201,036.97 to date.

Net Operating Reserve – Increase \$128,032.70 to date.

Capital Reserve – Increase \$92,820 to date.

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

Completed Business:

A. Painting Project: \$25k of cost has not yet been paid waiting on two touch ups

B. Concrete Work

C. Landscape Contract

Motion to approve contract with EMI for Landscape and snow removal services was approved via email with all board members submitting approved. Motion Passed.

D. Wright Patt CD Renewal

Active Business:

A. Clubhouse Bathrooms:

Work to be completed after pool closes

B. Shed Replacement:

Kyle is waiting to hear back from L&L Construction to complete final walk through. Approximately \$9,000 has not been paid to the contractor

C. Clubhouse Furniture:

Patterson Merkle was able to find new legs, ending search for new furniture

D. 1892-94 Cockroaches:

Work is scheduled for December 3rd, notices have been posted on all impacted units

E. Lights/Globes:

Scott's working on sockets and globes is scheduled to finish work in the next couple weeks

New Business:

- A. Water Line replacement at 1893
Motion to approve Water works to complete line repair as bid, with additional approval to Patterson Merkle to approve line replacement as bid with Water works if necessary was approved via email with all board members approving. Motion Passed.
- B. Tree Removal:
Board reviewed bid from Charter Oaks to have multiple trees removed. Board is going to walk the property to identify if any other trees should be removed prior to approving work.
- C. 2025 Snow Captain:
Levi will remain the snow captain for the 2025 snow season
- D. 2025 Budget
Motion to approve 2025 budget with the following edits made by Kevin seconded by Levi. Motion Passed.
 - 2% increase in assessments
 - Increase interest income to \$23,000
 - Increase Payroll taxes to \$2,500
 - Increase Legal & Accounting to \$8,000
 - Increase Office Supplies and Copies to \$3,000
 - Decrease clubhouse internet to \$120
 - Increase Insurance to \$56,000
 - Increase clubhouse expense to \$2,500
 - Increase extermination to \$15,000
 - Increase Landscape contract to \$46,580
 - Increase Water expense to \$150,000
 - Capital expenditures planned for 2025 include concrete, mailboxes, reserve study update, address signs, brick work, sheds, and fences.
- E. Door color:
Board is reviewing current allowable colors for front and storm doors.

Important Dates:

- A. Bulk Trash pickup: week of November 30th
- B. Next Board Meeting: January 23, 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 9:09PM.

Minutes submitted by Matthew Kruse

Minutes approved via email by the Board on January 23, 2025