

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

The February 27, 2025, 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: Lois

Approval of previous month's meeting minutes:

January 2025 meeting minutes – Motion to approve made by Kevin, seconded by Carolyn. Motion passed.

Reports:

President: none

Treasurer: Levi read the Treasurer's Report for February 27th, 2025.

Total Assets	\$880,065.28
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Total Liabilities	\$24,460.37
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Homeowners' Equity	\$825,604.91
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Motion to approve Treasurer's report as read, made by Annamarie, seconded by Kevin. Motion passed.

Landscape: Nothing to report

Website: To be updated with approved minutes

Manager: Holly presented the Managers Report including January 2025 variances

Net Operating Expense – Under Budget by \$13,126.29 to date.

Capital Expenditures – None to date

Net Operating Reserve – Increase \$25,634.05 to date.

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

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

Completed Business:

- A. Tree Removal
- B. Clubhouse Bathrooms Floors

Active Business:

- A. Clubhouse Bathrooms:
 - Floors are finished need to put reinstall sink and toilets
- B. Door Color
 - Kevin is making progress, will table until next meeting
 - Focusing in on the following colors Iron Ore, Urban Bronze, Rushing River along with a blue option
- C. 1892 – 1894 Cockroaches
 - Will make second attempt to schedule the entire building for extermination
- D. Mailboxes & Address signs
 - Annamarie to shop and gain options for replacements and bring to March meeting
- E. Designs from EMI
 - Still waiting for design suggestions from EMI
- F. 50/50 Ownership
 - Holly to reach out to legal counsel to set up meeting. Board will begin compiling options

New Business:

- A. Fence on South
Board has asked Patterson Merkle to obtain a 3rd bid, and get a revised bid from S&G
- B. Ownership of multiple units
Concerns raised over the ownership of multiple units with regard to a violation of our Declarations and Bylaws. Motion approved for Robin to pursue proof of ownership, made by Levi, seconded by Kevin. Motion passed.
- C. Insurance Policy
State Farm Will keep us with a sizeable increase. Annual premium set at \$66,000 per year.
Holly to get additional quotes
- D. Rules & Fines regarding leases and contact information forms
Board is reviewing the rules and regulations and our fine amounts and structure. Will include in a 2025 rules revision
- E. WCS street signs
Holly will determine who owns the "Willoway Cir S" street signs as we look to replace them

Important Dates:

- A. Bulk Trash pickup: Week of March 1st
- B. Next Board Meeting: March 27, 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 Annamarie McGee

Minutes approved via email by the Board on March 27, 2025.