

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

The July 2025 meeting was called to order at 7:00 PM by Matthew Kruse

**Attendees:**

Board members:

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

A quorum was established with six members in person.

Patterson Merkle: Holly McCloy

Owners/Residents: Lois

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

June 2025 meeting minutes - Motion to approve made by Carolyn, seconded by Kasim, Motion passed.

**Reports:**

President: No report.

Treasurer: Matt read the Treasurer's Report for June 2025

Total Assets \$927,163.30

Total Liabilities \$17,316.37

Homeowners' Equity \$909,846.93

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

Landscape: Nothing to report

Website: Updated with approved minutes

Manager: Holly presented the Managers Report including June 2025 variances

Net Operating Expense - Over Budget by \$16,856.89 to date

Capital Expenditures -\$2,741.23 to date

Net Operating Reserve - Increase \$38,361.30 to date

Capital Reserve - Increase \$92,820 to date

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

**Completed Business:**

- A. Meeting with Robin
- B. OUPS marked for drainage project

**Active Business:**

- A. Door Color:  
Need board member to take over project

- B. Mailbox/Addresses:

Levi will continue to look for additional options and research with Sigarama. Leaning towards replacing mailboxes and updating address signs with paint and new numbers.

- C. Owner Occupancy:

Discussing potential options and questions for Robin.

Board discussed different options such as setting a percentage, Owner Occupied after transfer, checks on renters

- D. Landscape Proposals:

Seeking additional ideas in order to provide contractors with better guidance for a bid

- E. Lighting:

Holly provided ideas from Scott to help narrow search. Will reach out to Eric from Panic

Lighting

**New Business:**

A. Drainage:

Board reviewed bids from Gutter & Drain LTD, S.O.S Construction and Drainage to have sump pumps and external plumbing scoped and repaired.

Motion raised to accept bid from Gutter & Drain LTD as bid, made by John, seconded by Levi, Motion passed

B. Sheds:

Board reviewed bid from L&L Construction. Board has asked Holly for additional bids.

C. Annual Inspections:

Looking to schedule but board needs to decide on door, window and sliding door colors

D. Cleaning of Clubhouse Bathrooms:

Motion raised to seek someone from the community to clean clubhouse bathrooms 3 times a week with one of those times being on the weekend, payment of \$50.00 per week. Cleaning supplies will be supplied. Made by John, seconded by Carolyn. Motion Passed.

**Important Dates:**

A. Bulk Trash pickup: Pick up not scheduled

B. Next Board Meeting: June 26, 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](http://www.hendereedvillage.com) for the most up to date version of our Rules and Regulations.

Adjournment: Matt adjourned the meeting at 8:38 PM.

Minutes submitted by Levi Halsey

Minutes approved by the Board on August 28, 2025