

Hendreed Village Board of
Director's Meeting Minutes
October 23, 2025

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

Attendees:

Board members:

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

A quorum was established with six members in person.

Patterson Merkle: Holly

Owners/Residents: Robin, Lois

Approval of previous month's meeting minutes:

September 2025 meeting minutes - Motion to approve made by Kasim, seconded by John Motion passed.

Reports:

President: N/A

Treasurer: Matt read the Treasurer's Report for September 2025.

Total Assets \$941,964.01

Total Liabilities \$20,297.37

Homeowners' Equity \$921,666.64

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

Landscape: Nothing to report

Website: Updated with approved minutes

Manager: Holly presented the Managers Report including September 2025 variances

Net Operating Expense - Over Budget by \$21,751.95 to date

Capital Expenditures -\$45,656.92 to date

Net Operating Reserve - Increase \$74,532.70 to date

Capital Reserve - Increase \$111,384.00 to date

Motion to approve Manager's report as read with addition to writing off receivable for unit sold at auction, made by Levi, seconded by Kasim, Motion Passed.

Completed Business:

- A. Fence painting
- B. Tree Removal with stumps being removed dependent on weather
- C. Roof Repairs
- D. Landscape Renewal - EMI will continue as Landscape and Snow Removal company for 2026
- E. Bid Process for board approval

Active Business:

- A. 50/50 Ownership: Second meeting set for Sunday, October 26th
- B. Sheds: Only one left to complete, final inspection
- C. Updating Fobs: Board will come up with dates to update owners fobs before pool season
- D. Reserve Study: Holly walked with Criterium October 14th and Criterium currently reviewing financials
- E. Park Timber Wall: Motion to approve bid from Keith Mann to replace all necessary timbers made by Kasim, seconded by John, Motion Passed
- F. Planting: Holly asking EMI for more recommendations for tree options
- G. Maintenance Tech: Patterson Merkle still in search of tech. Board would like new tech 20-30 hours per week

New Business:

- A. Water Line at Clubhouse: Board reviewed bid from Ohio Leak Locators. Motion to approve raised by Kasim, seconded by Tanjy, Motion approved
- B. Brick Wall: Board reviewed bids from L& L Construction, Ralph Rhodes Masonry, Inc and Jody Plant. Board asked Holly to go back to vendors for additional confirmation on brick match, footers and additional wall to be added to bid.

C. Computer Backup: Holly presented computer back up information. Yardy's new version has its own server, email is backed up by GoDaddy and all HOA documents are scanned to drive and stored in cloud

D. 2026 Budget: Board reviewed 2026 budget items and will prepare to bring other budget items for November meeting

Important Dates:

- A. Bulk Trash pickup: Week of Novmeber1, 2025
- B. Next Board Meeting: November 25, 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 9:00 PM.

Minutes submitted by Levi Halsey

~~Minutes approved via email by the Board on XXXX, 2025~~

