

Hendereed Village Board of  
Director's Meeting Minutes  
September 25, 2025

The September 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: Monica, Lois

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

August 2025 meeting minutes - Motion to approve made by John, seconded by Carolyn, Motion passed.

**Reports:**

President: N/A

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

Total Assets \$911,493.72

Total Liabilities \$17,527.37

Homeowners' Equity \$893,966.35

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 September 2025 variances

Net Operating Expense - Over Budget by \$19,607.47 to date

Capital Expenditures -\$41,904.92 to date

Net Operating Reserve - Increase \$61,6441.41 to date

Capital Reserve - Increase \$92,820.00 to date

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

**Completed Business:**

A. Annual Inspections Complete. Letters to be sent out following week.

B. Website Renewal

**Active Business:**

A. 50/50 Ownership:

Board proposed three options. 2 year Owner Occupied, 3 year Owner Occupied, Percentage Limit. Matt set two owner meetings, Oct 14th at 7:00pm and Oct 26th at 11:00am

B. Sheds: 50% Complete

C. Updating Fobs: Tabled to Next Meeting

D. Reserve Study: Holly will be walking with Criterium Renewal on October 14th

E. Painting: Keith Mann to complete weather permitting

F. Charter Oaks: Approved in August meeting

G. Park Timber Wall: Reached out to EMI and Charter Oaks for Opinions. Charter Oaks recommended removing Trees. Waiting on opinion from EMI.

**New Business:****A. Planting Bids:**

Reviewed bids from EMI and Oakland, Board is asking Oakland to suggest different items for Areas 1,2 and for Area 5 remove the trees.

**B. Roofing Bids:**

Holly provided bids from Algodon Construction and Roof Revivers. Motion to approve Algodon bid raised by John seconded by Carolyn, Motion passed.

**C. EMA - 1942 WCS:**

Board was presented an EMA for 1942. Board decided to approve with conditions of color being brown rather than white. Motion to approve raised by John, seconded by Levi. Motion passed.

**D. Bid Process for Approval:**

Board decided on any amount above \$3,000 will need to be provided 3 or more bids

**E. Maintenance Tech:**

Kyle's last day will be October 2nd. Patterson Merkle will be rotating maintenance techs while searching for replacement

**Important Dates:**

- A. Bulk Trash pickup: Week of October 4, 2025
- B. Next Board Meeting: October 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](http://www.hendereedvillage.com) for the most up to date version of our Rules and Regulations.

Adjournment: Matt adjourned the meeting at 8:56 PM.

Minutes submitted by Levi Halsey

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

