

Village Farms Homeowners Association Board Meeting – April 16th 2019

Call to order: 7:51 pm

Adjourned: 9:30 pm

Roll Call:

Jeff Boller	Larry Hutson	Allie Petty-Stone
Steve Breslin	Kirk Farley	Westin Pigott
Steve Castle	David Gill	Kyle Price
Jen Cecil	Jordan Goddard	Jen Trenner
Doug Holtz	Patrick Moyer	

Absent:

Maggie Browning	Dan Traub	
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Property Manager: Maureen Schriener – Present

Guest Business: None

Property Manager: Maureen

Complaints/Comments/Concern

- Trash bin – Dave Jacuk with Tanner is working on a form letter. Resent 3-27 and received 4/1

Clubhouse/Apartment/Maintenance

Rental Report – emailed to BOD

- Working on getting outdoor light replaced under warranty 3-25 & 4-11
- Ordered new door and screen door for the clubhouse apartment 4-9

Common Ground

- Replace three trees at pool 3-18
- Met w/Bill for clubhouse landscape 3-18
- Barthuly Irrigation – was be out the week of 3-25
- Spring flowers and mulch started going in 4-8
- Jaco Indy will replace broken runoff pipe at clubhouse 4-8

Lakes & Dam

- 4 Lights have been ordered 3-25 for lakes at Greyhound Pass. Received 3-28
- IN Dept. of Natural Resources – Permit mailed 11-12, additional information sent on 11-19. 1-2 & 1-29 called IN Dept. of Natural Resources (working on permit).
- Notified residents of Adjacent Property Owners Public Notice: 404 Fox, 417 Fox, 412 Fox, 14828 Oak Ridge and 14851 Ressler 3-7
- Hamilton Co. Drainage Board and 3-14. Left message 4-1
- IDNR-Division of Water – Received report 3-27

Snack Shack – Closed

Pool – Closed

- New furniture ordered (6 tables, 24 chairs and 10 loungers) 3-7. Received furniture 3-26

- Purchased 15 new umbrellas 3-28
- Working on ordering new signs - pool, common ground and lake signs 3-26
- Motor, new filter lids, glass crystal to replace sand and baby pool cover is in 4-9

OTHER-NEWSLETTER

- UPS Store – Newsletter sent on 3-28. Approval 4-11

Office Information – Welcome Packets

- 3 packets delivered 3-22, 4-2

Transfer Letters/Closing Letters – emailed to the BOD

Other

- Cindy Cherf – Will sponsor a Village Farms shred day on 4-20th 10am-12pm
 - Village Farms Swim Team - registration will be on Sunday 4-28-19 in the lower clubhouse from 1-3pm. If you have any questions please contact Amy Henderson 317-698-1866 or Pam Kielty 317-450-3281
 - Village Farms dues statement, pool card, proxy, president letter and budget were mailed April 1, 2019. Reminder please pay your dues by **May 1, 2019** to avoid a late payment
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Recreation: David – Nothing to report

Communications: Maggie – Nothing to report

Treasurer: Allie

- Sent out financials for March
 - 123 dues have been processed and more in the que to be processed
 - Received two quotes back in response to the RFP
 - Alerding CPA Group
 - Bottom Line Advisors
 - Motion to secure to Alerding CPA firm (12 voted yes and two abstained)
 - Need to get together with Dan regarding condomanager to see if there are areas of improvement
 - Transition of duties to Steve will start this month
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Vice President: Larry

CAI up-date

Tanner's office was there and able to discuss the plan moving forward. was going to being in an HOA attorney. Invite the other attorney group to see what they can offer.

Fishing in the lakes – had two complaints on this last week. Propose we put 2 signs on each dam at each end (at the tubes). Would like to see a permit and we can provide those to the residence

We run into students who are not driving

Had two complaints on dues being raised. Could I get a reduced rate for those that do not use the pool or amenities in the neighborhood. In 14 years there have been 4 increases

Establish we have a procedure on taking the meeting minutes. Emails are going out and we need to be checking them. Respond back to corrections on minutes within 48 hours.

Covenant Change Proposal up-date

The proposed Owner Occupancy Requirement change to our C&Rs has yet to be reviewed by our legal counsel, nor has it been promulgated to our residents for their review. Considering the limited amount of time remaining before the annual meeting in April to properly inform our residents of the

change and the rationale behind it, I will propose that we delay in putting this change forward until a time agreed to beyond April. Recommend that we put that covenant committee back together and involve legal counsel (Jerry Bosl).

Meeting minutes/Approval/Promulgation:

In view of the delay and the confusion that some have expressed in getting the minutes from the Jan and Feb board meetings approved and published, propose that we look at our existing process, along with the legal requirements, and establish a process of approving and promulgating the minutes that all board members agree to and follow. Meeting minutes will be sent in a draft until approved in person the following month.

Social Events: Jen

- Easter egg hunt went well. Has a great Easter Bunny this year – energetic and friendly
 - All pictures have been sent to technology director for publishing
 - Spring garage sale is May 10th and 11th
 - Purchased advertising space for the May Garage Sale in the INDY Star
 - Fishing Tournament June 8th still looking for volunteers to be judges. Pizza dinner starts at 6pm
 - Looking for entertainer for Splash Bash.
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Maggie: – Nothing to report

Steve: – Nothing to report

Secretary: Jen – Nothing to report

Planning & Development: Doug

Traffic Concerns

- The city has completed their traffic/speed study on Greyhound Pass. Village Farms resident and city council member, Bob Horkay, has been involved in our effort to help reduce speed in Village Farms. He has offered to continue discussions with the city and has offered to seek their engagement during the April Village Farms board meeting. The city has failed to respond to our request but continued efforts will be made.

Village Farms Branding and Social Programming

- Phase 2 of the multi-year project is planned for this spring with a quote obtained from Brightview. However, in keeping with our bylaws, a second quote for the work will be obtained prior to any work being completed. The project will consist of additional tree and grass plantings in the areas near to the clubhouse entrance.
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Common Property: Open

- Approval on the Oak Ridge project
 - Resident has volunteered to hold classes at the Prairie Grass area
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Lakes & Dams: Jeff



- Lighting to be installed on the bridge at Greyhound Pass
 - Working on signs for the fishing areas
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- Sidewalk off Oak Ridge that is being eroded by water (currently underwater) and we will need to identify who is responsible for this area
 - Working on dredging quotes just for the coves
 - Ryan Evans and suggested that we need a survey of the two coves to get a better understanding of how much silt needs to be taken out. A survey is about \$3,000-\$4,000. Larry to provide a prior survey that was completed.
 - Can be done by tubes and put on the other side of the dam and then grade out the following year
 - Reminder of grass clippings being blown into the road and ultimately getting into the lakes
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Technology: Dan – Nothing to report

President: Kirk

- March meeting minutes are approved
 - Want to propose some new committees over the next year
 - Project on the walking path that was the old horse path that leads to the monon
 - Attending CAI meetings
 - Create a new position that is Civic Outreach Director to oversee
 - Need to appointment a Common Property person for the fence project, entryway consistency and possibly appoint someone to VP role and Common Property.
 - Itemize votes by board members: We need to show the number of Yes's and the number of No's
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Secretary Signature		Jennifer Cecil
President Signature		Kirk Farley