

Village Farms Homeowners Association Board Meeting – May 21st 2019

Call to order: 7:05 pm

Adjourned: 9:46 pm

Roll Call:

Jeff Boller	Kirk Farley	Allie Petty-Stone
Steve Breslin	David Gill	Westin Pigott
Maggie Browning	Jordan Goddard	Dan Traub
Steve Castle	Doug Holtz	Jen Trenner
Jen Cecil	Patrick Moyer	

Absent:

Kyle Price		
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Property Manager: Maureen Schriener – Present

Guest Business: Bob Horkay – City Counselman, Jonathan Nail– Engineer City of Westfield, Song Kang – Westfield Officer

- Discussed the speed study that was conducted in Jan and Feb
- Will continue to rotate warning speed sign which need to be secured to a speed limit sign post

Statistics:

- Jan-May calls 61 for Village Farms
 - 15 are alarms
 - 31 misc (parking, animal, etc)
 - 1 Theft from a vehicle
- Jan-May 6 citations issued in Village Farms
- Running a stop sign is a \$200 ticket and 4 points on your license
- Cynthia court and Citation is where the largest amount of traffic stops happen
- Videos on the doorbell can help solve crimes (break ins)

Property Manager: Maureen

Complaints/Comments/Concern

- Called the City of Westfield regarding two street signs Goodtime and Laredo
- 1105 Greyhound Pass – grass clippings in street 5-14 (complete)
- 309 Greyhound Pass – window needs to be replaced 5-14 (dropped off letter) 5-15
- Trash bin attorney letters sent to board 4-22
- 705 Citation – tree branches, landscaping and mattress 4-23 (completed 4-29)
- 461 Sapphire Drive – work van 4-30 (complete)

Clubhouse/Apartment/Maintenance

Rental Report – emailed to BOD

- Young Life will spring clean the clubhouse 5-20
- Working on getting outdoor light replaced under warranty 4-19 (completed)

- Common ground out at Adios & 146th and Oak Ridge & Superstar and fix ceiling light in clubhouse basement 4-19 (completed)
- Ordered new door and screen door for the clubhouse apartment (completed) 4-18
- Dustin Nelson will paint three doors at the clubhouse and paint trash fence enclosure in May

Common Ground

- Delello & Sons will repair clubhouse driveway (Adios entrance) 5-15
- Replaced two new basketball nets at clubhouse 5-9 (complete)
- Brightview will spray weeds at common ground on Greyhound Pass and Springmill and Greyhound entranceway (complete 5-14)
- Replace three trees at pool 4-30 approved
- Jaco Indy will replace broken runoff pipe at clubhouse 4-26 (complete)
- City of Westfield – called to ask if we could have our streets cleaned (complete) 5-3. Sidewalk on Oak Ridge (Greyhound & Superstar) 4-18
- Oak Ridge & Fox – Prairie project, Baumgartner Co. has received signed contract and encroachment permit has been approved 5-16

Lakes & Dam

- 4 Lights have been ordered for lakes at Greyhound Pass 4-26 (complete)
- Dredging Cove Project – Encore will quote dredging project (email sent) 5-17
- Aquatic Control will spray the lakes on 5-17

Snack Shack – Opening on May 25th

- Cleaned snack shack 5-16

Pool – Opening on May 25th

- Pool cards have been entered into Condo Management 5-17
- Hamilton Co. Health Department operation application 4-18 (received)
- Working on ordering new signs - pool, common ground and lake signs 5-6
- Hot water heater under warranty and Isley will be out 5-22

OTHER-NEWSLETTER

- UPS Newsletter – Correction for February minutes will be in the next newsletter. 4-18

Office Information – Welcome Packets

- 4 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD

Other

- Reminder please pay your dues by **May 1, 2019** to avoid a late payment
- 501 McNamara court will be installing an in-ground pool
- Motion made to renew liability insurance coverage with American Family Insurance Company – board voted unanimously in favor

Recreation: David – Nothing to report

Communications: Maggie

- Access to the social media account
- Discussed if newsletter consisting of just meeting minutes needs to continue or should we transition that to more of a community resource

Treasurer: Steve

- Sent out financials for April
 - 175 residence still outstanding dues
 - Look at excess cash based on cash flow needs and recommend that we look at advancing our investment strategy into CD's before the market changes and interest rates go down
 - Motion to study current cash flow needs to identify how many CD's we should purchase (all in favor)
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Vice President: Open – Nothing to report

Social Events: Jen

- 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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Directors at Large: – Nothing to report

Secretary: Jen – Nothing to report

Planning & Development: Doug**Traffic Concerns**

- Westfield Chief of Police, Joel Rush, along with Westfield City Council member, Bob Horkay is scheduled to meet with the board during our meeting. The topic of discussion will be the efforts being made by the city to reduce speed in Village Farms.

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 is being 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. Received a second quote from Sundown and will be going with the Sundown quote. Motion to approve the Sundown quote. All approve
 - The issue of drainage in the swale area behind a resident's home was raised during our April meeting. This concern has been supplemented by others over the past few years in different sections of Village Farms. There are a number of drains in the swale areas for storm water runoff which are considered unregulated and "private drains" by the county. Unfortunately, these drains were not petitioned by the Village Farms developer to the county after installation to become regulated drains with the county adopting them for maintenance and upkeep. This oversight results in a number of unidentified and unregulated drains throughout Village Farms that have become blocked for various reasons. This has resulted in little to no drainage in the swale areas; standing water; and, mosquito infestations in the summer. Requests for assistance by residents to the Hamilton County Surveyors Office have been unsuccessful. Individual homeowner attempts in correcting the blocked areas have become difficult due to the homeowners limited knowledge of the correction in addition to difficulty securing the assistance from adjacent property owners. Not only does this present issues from a poor drainage standpoint, it presents a serious health concern and ultimately a
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tarnished brand of Village Farms. Efforts are underway to secure the assistance of the county commissioners. Motion to send a letter from the board to commissioners (all approved)

Common Property: Open

- Approval on the Oak Ridge project just waiting for the ground to dry out
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Lakes & Dams: Jeff



- Lighting installed on the bridge at Greyhound Pass
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Technology: Dan

- Accounts getting switched over to Office 365
 - Working on new residence portal which will allow each household to have multiple log ins
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President: Kirk

- April meeting minutes are approved
 - Only covenants we would like to attempt to change is regarding Airbnb's and need to find a way to get that communicated to the residence
 - Need someone to help oversee the project on Oak Ridge
 - Thought of having someone take on recreation (volleyball league)
 - Ask for the board to research what are other neighborhoods are doing that we could adopt
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Secretary Signature		Jennifer Cecil
President Signature		Kirk Farley