

Village Farms Homeowners Association Board Meeting – June 18th 2019

Call to order: 7:05 pm

Adjourned: 8:59 pm

Roll Call:

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

Absent:

Steve Breslin	Jordan Goddard	Patrick Moyer
Kyle Price		

Property Manager: Maureen Schriener – Present

Guest Business:

Property Manager: Maureen

Complaints/Comments/Concern

- Called the City of Westfield regarding two street signs Goodtime and Laredo
- 309 Greyhound Pass – Window need to be replaced. Resident getting quote
- 55 trash bin letters went out to residents (first letter) 6/3
- 19 trash bin attorney letters went out to residence (second letter) 6/17
- 705 Citation – tree branches, landscaping 5/29 (completed)

Clubhouse/Apartment/Maintenance

Rental Report – emailed to BOD

- Young Life will spring clean the clubhouse 5-20 (complete)
- Dustin Nelson painted three doors at the clubhouse and painted trash fence enclosure 6/5 (complete)

Common Ground

- Delello & Sons will repair clubhouse driveway at Adios entrance 5/31 (complete)
- Replaced volleyball net 6/17 (complete)
- Brightview will plant more flowers at Adios and 146th 5/29 & 6/14
- Replace three trees at pool 6/10 (complete)
- Replace broken tree at pool 6/17
- City of Westfield – long grass along Oak Ridge and Citation (complete) 6/3. Sidewalk on Oak Ridge (Greyhound and Superstar) 4/18 & 5/30
- Oak Ridge & Fox – Prairie project, Baumgartner Co. has received signed contract and encroachment permit has been approved 5-16 & 6/17 (weather)

Lakes & Dam

- Dredging Cove Project – Encore will quote dredging project (email sent) 5/17
- Aquatic Control will spray the lakes on 5/17. Sent text to Aquatic Control 6/3

Snack Shack – Open

- Health Department came out on 5/28 (approved)

Pool – Open May

- Pool cards continue to be entered in Condo Manager 6/18
- New signs are in and have been installed at pool and tennis courts. Lake signs dropped off with Kirk 6/13

OTHER-NEWSLETTER

- No updates at this time

Office Information – Welcome Packets

- 2 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD**Other**

- Late payments will go out in June
 - McNamara Court submitted landscaping plans for a patio with pergola (has approval from the city) we have plans – will communicate board approval
 - Pool and clubhouse rental request – this request is not supported due to insurance liability
 - Insurance – recommend that we increase our Directors and Officers policy to \$5 Million (all in favor of raising the coverage level)
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Recreation: David

- Discussing establishing a league(s) or pick-up game like Basketball
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Communications: Maggie

- Ready to start an import to do email blast – start with monthly
 - Started communicating more on social media with residents
 - Happy hour at the pool which was posted on social media but many residents still were not aware of this event – research where to post events
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Treasurer: Steve

- Sent out financials for May
 - Financials for May (all in favor) approved
 - 34 residence still outstanding dues
 - Two reminder calls and another statement but late fee will be assessed
 - Had extra funds in an account and were able to source 4 additional 24 month CDs at \$25,000 each
 - Evaluating all accounts to identify if we have additional funds that can be invested
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Vice President: Open – Nothing to report

Social Events: Jen

- Fishing Tournament was June 8th however we had low turnout numbers
 - Recap and photos were posted on Facebook
 - Splash Bash invite information will be out the first week of July
 - Splash Bash - all vendors are confirmed with. Still working on additional "Hawaiian entertainment" - GenCon is that weekend and I reached out to Indy Hula but they
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have their own event that day. Have reached out to Adrienne Maynard from Fabulously Fun to see if she knows of anyone.

- Looking for volunteers to work the wrist band station. Assuming most will like to participate in the event with their kids, I've broken it down into time slots. We take RSVP's for this event and we mark off names, total people, collect cash and hand out wrist bands for food.
 - 2 people per time slot: 4:45p-6p, 6p-7:15p and 7:15p-8:30p (this time slot is also assisting in trash and tables clean up)
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Directors at Large: –

- **Stephen:** One quote already received for 146th street fence replacement and waiting on another quote
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Secretary: Jen – Nothing to report

Planning & Development: Doug

Traffic Concerns

- Based on the discussion at the last board meeting, no further action will be taken at this time. The Westfield Police Department will continue to perform patrols throughout the community to deter speeding in addition to the periodic placement of a portable radar speed monitoring device. The monitoring of intersections with stop signs will continue to enforce their observance.

Village Farms Branding and Social Programming

- Phase 2 of the multi-year project is scheduled for June 19 with the work to be completed by Sundown Gardens. Phase 3 is being reevaluated for design and cost considerations. Budgeting for this phase will be planned in the December budget meeting.
- The letter regarding our concern with the poor drainage in the swale areas throughout Village Farms has been sent to the County Commissioners. To date, no response has been received. The issue as previously reported is again shared below:

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 tarnished brand of Village Farms. Efforts are underway to secure the assistance of the county commissioners.

Common Property: Open

- Next year considered someone to just do our entry ways possibly Hittle
 - Sapphire entryway is set to be revamped this year
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Lakes & Dams: Jeff

- Solar lights are good at the tubes
 - Lake signs are in and will go up this week
 - Boats have drifted to the spill way by Fox Lane likely due to the water getting so high and not being secure
 - Residents allowed to have a boat as long as there is no trolling motor
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Technology: Dan

- Website is up to date including photos for the fishing tournament
 - Work continues on new residents portal
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President: Kirk

- May meeting minutes are approved
 - Contacted by a developer regarding future possibilities on the Northeast corner of 146th and Oak Ridge
 - Only covenants we would like to attempt to change is regarding Airbnb's
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