

Village Farms Homeowners Association Board Meeting

– August 20th 2019

Call to order: 7:02 pm

Adjourned: 9:25 pm

Roll Call:

Jeff Boller	Jen Cecil	Patrick Moyer
Steve Breslin	Kirk Farley	Westin Pigott
Maggie Browning	David Gill	Dan Traub
Steve Castle	Doug Holtz	

Absent:

Allie Petty-Stone	Jen Trenner	Jordan Goddard
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Property Manager: Maureen Schriener – Present

Guest Business:

Attendees: Judith Rathiff, Karla Gaston, Mark Kruithoff, Lauren Johnson, David Carey, Jackie Berthiaume, Jill Comstock, Karyn Sneath, Pat Jeffers, Byron Taylor, Bonnie Robinson, Larry Robinson, Larry Robinson, Peter Mowry, Karmen Mueller.

Judith - *When will the project on Fox Lane be completed?* Hope is to have completed by the beginning of September. Concerned with the project and if the Pulte section goes in they will be using our amenities. See trucks that stop and go fishing and they are not neighbors. You can contact the Westfield Police department non-emergency number and they will come and check it out for you.

Carla - *Cut down the wildflowers have been cut down multiple times.* There is a certain maintenance process involve to get it mature and this year we did have it cut down early due to the project on the dam that is happening.

Pat - *Fence on 146th and Sapphire. If that falls down is that the resident's responsibility or the neighborhood. What about the farm fences that are on the back of the property.* The fence on 146th is the responsibility of the HOA but the farm fences that are on your property are the responsibility of the homeowner.

David - *What is in the convents about trailers? Like in your driveway?* You cannot have it over 32 days over the calendar year (16 consecutive days).

Jackie - *Here to see about Pulte and is it on the radar to trade mark Village Farms.* We have been discussing that and we have spoken with an attorney and we have been using it but do not currently have a trademark.

Mark - *Are we going to have any repaving done in the subdivision?* It was supposed to be done by the city and we have a meeting with them regarding this issue on Thursday.

Larry – *No one was there in favor of the development and a lot of negative comments again Pulte. Other than a financial gain there does not seem to be any benefit to us. Why are we wanting to consider allowing them to join us other than the financial gain? If is just the financial gain then just raise out HOA \$25 per year.* The committee has listed to everyone and we cannot put any more strain on our amenities. The use of Village Farms name and believe that they might have done that just to get everyone on their side but it did not go over the way they anticipate. We have to stand up for our

neighbors on this development. Pulte has many neighborhoods that are pocket neighborhoods that do not have any amenities and they are able to sell them. The board is really not going to make any decision on this it will go out the home owners to vote.

Carmon - Pulte is marketing the empty nesters but even the empty nesters do not want that type of development.

Jill - If and when you are contacted by Pulte what is the requirement by the board to notify the homeowners? Communications Director will be notifying residents via email as that is the fastest way to communication out to everyone.

Property Manager: Maureen

Complaints/Comments/Concern

- 309 Greyhound Pass – resident signed a contract to replace windows 6-27-19 (complete)
- 126 Amkey Way – windows and siding 7-10 (left voicemail). Resident called back and said will replace windows the first of Sept 2019
- 14826 Victory Ct. – weed complaint 7-24 (complete)
- 50 Valley Ct. – Fence 7-30 (complete)
- 14904 Adios Pass – addition 7-23 (complete)
- Adios Pass brick walkway – weeds 7-26 (complete)
- 434 Sapphire Dr. – Deck and hot tub 8-5 (complete)

Clubhouse/Apartment/Maintenance

Rental Report – emailed to BOD

Common Ground

- Electrician will be out to replace/repair (Greyhound & Springmill entranceway lights, Superstar entranceway, Fox entranceway, Adios Pass and front parking lot post light) 8-2 (complete)
- Brightview will remove storm damaged tree 7-10 (complete)
- Brightview – McNamara pond replace pine tree 8-1 (waiting for cooler weather before replacing tree)
- Brightview – McNamara entranceway and Oakridge spray for weeds 7-10 (complete)
- Brightview – hard edging at clubhouse phase II area 7-10 (complete)
- Sundown Garden – phase II of clubhouse 6-24 (complete). Area is being watered 8-1
- Replace broken tree at pool 6-17 (complete). Repair tier marks 7-10 (complete)
- Sidewalk on Oak Ridge (Greyhound and Superstar) 4-18 and 5-30
- Oak Ridge and Fox – Prairie project, Baumgartner Co. has received signed contract and encroachment permit has been approved 5-16, 6-17 and 7-10 (Aug 2019). Picked up updated encroachment permit 8-2

Lakes & Dam

- Dredging Cove Project – Encore will quote dredging project (email sent). Turned over to Jeff Boller 7-16
- Lake signs has been installed 8-15 (complete). Oak Ridge prairie signs will go in after work is completed
- New lights installed at Greyhound pass

Snack Shack – Open only on Weekends starting 8-6

- Snack Shack will close on 9-2

Pool – Closing on 9-2 (last day)

- Residents must be with all guest(s) when using the pool

OTHER-NEWSLETTER

- C&R Airbnb was mailed 7-26. Please fill out and return to:
The Village Farms
PO Box 717
Westfield, IN 46074

Come to the August 20, 2019 board meeting at 7:00pm with any questions regarding the C&R covenant change regarding short term rentals in Village Farms.
Have had 349 yes's and 47 no's. Need 44 more yes votes to pass.

Office Information – Welcome Packets

- 2 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD

Other

At our last board meeting a question came up regarding the Westfield Police Officer living at the Village Farms clubhouse apartment. For over 20 years we have had a Westfield Police Officer living at the clubhouse for the following reasons.

- Safety – clubhouse, rental, pool, lifeguard, property office, neighborhood and common grounds as well as office(s).
- The Police Officer carry's a lot of responsibilities (see cleaning sheet with quarterly cleanings) he cleans after every residential rental. We have had as many as 46 rentals occupy the clubhouse year to date. In addition, the other organizations that are using the clubhouse include: Village Farms social events, board meetings, Villager Farms swim team meets/banquet, civic events (boy scouts, girl scouts and brownies) Young Life, Washington Park and Recreation Department, and Hamilton County voting polls. There are 263 rentals per year using our facility. The Police Officer is responsible to check after each rental to make sure the clubhouse is secure. He also salt's and shovels the front walkway before residents rentals, orders cleaning supplies, and does light handyman cleaning. He is also my backup if needed (i.e. lock key etc.)
- Cleaning budget and reliability outside of our current system - there is no cleaning company (Merry Maids and/or Cleaning Authority) that is willing to clean our clubhouse at the times required. As you are aware most of our paid rentals are on weekends until 1am and holidays. We also require Thanksgiving, Christmas Eve and Christmas Day cleanings (all holiday cleanings). The cleaning companies operate on a standard Monday-Friday (8am-5pm). In addition the cost will range from either \$100 per hour or \$160 per cleaning which will produce a financial loss as we rent the clubhouse for \$100.
- This is a basement apartment with weekend rentals and classes going on at all hours. It is very loud in the basement. The basement has flooded 4 times over the past 8 years. With no complaints from the resident.
- Village Farms is very lucky to have a Westfield Police Officer to live on our premises and I would not recommend any fee for the Police Officer.
- I would recommend adding to the lease agreement that this is a confidential contract between Villager Farms and the Lessor.

Recreation: David– Nothing to report

Communications: Maggie

- Meeting minutes going out the month after our meeting. Should not be approving the minutes via email
 - Agenda was sent prior to the meeting which received good feedback as well as email blasts
 - What is an appropriate time frame to get the monthly meeting minutes to the residents
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Treasurer: Steven

- Sent out financials for July
 - Transition has taken place however Allie is still processing the transactions however I will be meeting with Amy to transition the transactions
 - Actual to budget tracking might have some area of improvement as well as reserve tracking
 - Check into what access if any additional is needed for condo manager
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Vice President: Open – Nothing to report

Social Events: Jen

- Splash Bash was a huge success. Everyone loved the new additions to the entertainment- Moana and Kona Ice. We served 460 people. A huge thank you to Jeff Boller for helping with set up and Allie Petty-Stone and Bonnie Verhoff for working the registration table.
 - September garage sale is Friday, September 13 and Saturday, September 14th. Add has been placed in the Indy Star
 - Halloween party is on October 19th from 1pm-4pm and we will have the lovely Fabulously Fun company painting faces again.
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Directors at Large: –

- **Steve:** Presented three bids to replace the fence along 146th street, Oak Ridge and Sapphire. The fence does not connect the pillars which are made of stone. A few pillars are some wear but do not appear to have a need to do anything the pillars and the fence is study in most locations. Vegetation coming through the fence and we might need to do some kind of trimming if we replace the fence. Entry ways on both ends of Sapphire that are over grown. About 2,900 feet of fence and we would be looking at a shadow box construction. Would take less time and money to repair than it would to replace the fence. Postpone the replacement of the fence due to cost. We have completed a repair in the past and this is our 3rd year. We did this to secure funding. Best case would be this fall and worst case would be in the spring and none of the quotes thought would be an issue. Motion to replace the fence (10 yes: 1 no)
 - Inquire on the warranty and the steel posts
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Secretary: Jen

- Apartment at the clubhouse – we should notify anyone who is renting the apartment that since no rent is paid this would be considered income and needs to be reported on taxes.
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Planning & Development: Doug

- CIA meeting fiduciary responsibilities of being on a board and would recommend that every one of the board members read it.
 - Phase III – we are getting alterative plans on the landscaping
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- Village Farms will be celebrating a 50th anniversary in 2023 and we need to start thinking about what that looks like. Major projects completed by then
- Drainage no response to our letter that was sent and request that we send another one to the commissioner's office.
- Made a good decision to accelerate the reserve funding into CD's since we are not ahead of the average
- Will bring up with the city the option of getting funding for noise abatement for the fence on 146th.

Common Property: Open – Nothing to report

Lakes & Dams: Jeff



- Solar lights came in and need to be installed
 - Left an additional message with Encore to get a quote for the small cove
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Technology: Dan

- More work ahead on the resident portal
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President: Kirk

- July meeting minutes are approved
 - Pulte update - has been to the APC and Westfield asked them to take another look at this since it was turned down the rezoning. We have no decisions to make at this time since there has not been an additional proposal.
 - Committees to complete a review on Maureen (Jennifer, Kirk, Allie, and David)
 - Compensation recommendation and go hand in hand with financial year
 - Residential phone book – it is something we can pull out of condo manager and publish on the resident portal however we have to get consent and do not see an immediate need
 - Drone video preview
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Secretary Signature		Jennifer Cecil
President Signature		Kirk Farley