

# Village Farms Homeowners Association Board Meeting – November 19<sup>th</sup> 2019

**Call to order:** 7:03 pm

**Adjourned:** 8:28 pm

**Roll Call:**

Jeff Boller	David Gill	Jen Trenner
Stephen Breslin	Doug Holtz	
Steve Castle	Patrick Moyer	
Jen Cecil	Dan Traub	

**Absent:**

Maggie Browning	Jordan Goddard	Westin Pigott
Kirk Farley	Allie Petty-Stone	

**Property Manager:** Maureen Schriener – Present

**Guest Business:**

**Attendees:** Larry Robinson, Jay Wham, Rebekah Meldam, Dan Niederberger, Nate Mundy, Charlie Catron

**Club house Rental:** Would the board be open to having all the (election) candidates in Jan or Feb for a meet and greet. *You can rent the club house (\$100 plus the deposit) and would have access until 1am*

**Grounds:** Light pole and the electrical cover has been off for a couple weeks. *We have an electrician making a cover for that.*

Pet bags have been missing for a while. The last rental on Friday (November 15, 2019) night left water bottles all over the front lawn.

Need more grounds for people to congregate and we have talked about it for years. Just ask that we reconsider adding more landscaping to the circle.

Clean up at the dam is horrendous not sure if it is done but looks awful. There are also concerns about flooding around the dam. *Both the landscaping for the circle and the dam are active topics of conversation. There is an emergency spill lane in the dam area specifically for overflow to avoid flooding.*

Fence has been completed but there is a pile of dirt that needs to be moved and would like to ask if this will be completed before it freezes.

Pool chairs are really out dates and wanted to know if it is possible to replace with more of a sling chair? Indy parks would be interested in buying our chairs. *We are replacing 34 chairs this year. We have not had good luck with the mesh chairs because they rip at the seams.* The company's I have researched have warranties, are commercial grade. *Could you share this with the property manager?* Common areas could we have a community garden? *Getting the man power has been challenging.* We would need to board to provide the start up but then we could have a sign up for those that want to reap the rewards. *Let us investigate with the residents to see if there is an interest in Village Farms.*

**Request for approval:** interested in installing solar on our home. *Did not see any issues since there is no covenant that will restrict the solar panels. We legally cannot provide a letter however if you run into issues with the City of Westfield let the board know.*

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**Activities:** Suggestion: Increase in youngsters except Adios pass. I would like to assist the social person to start family weekend events (paddle boat races, foot races, board games, ice cream social) *This is now the splash bash and it was changed about 15 years ago. We would love to brainstorm more ideas if you can reach out to social director.*

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## **Property Manager: Maureen**

### **Complaints/Comments/Concern**

- 219 Admiral Way S. – Car in driveway, burn barrel, basketball backboard/hoop 10-14

### **Clubhouse/Apartment/Maintenance**

**Rental Report** – emailed to BOD

### **Common Ground**

- Oak Ridge and Fox Lane – Prairie project, Baumgartner Co. – (Update Kirk Farley)
- Fence project – we are moving along with the project and hope to have this done by the end of this week. We have asked to have the team go back and adjust the bottom of the fence. No final payment will be made until the job is completed.
- No dumping sign was ordered for clubhouse dumpster. NOTE: Do not dump trash at clubhouse. Dumpster is for clubhouse use ONLY
- Delello – repair circle at clubhouse \$1,200 8-29 (spring 2020). Patch work will be repaired this fall 2019 (complete) 10-30
- 3 Crowns Landscaping – fence line cleanup quoted 9-26. Work will start 10-19 (complete)
- Brightview – bag worms at Oak Ridge and McNamara 9-10 (complete)
- Parking lot lights repaired new sensor replaced (complete) 10-30
- Mailboxes removed at clubhouse Adios Pass (complete) 10-30
- Broken wood sign removed at Adios Pass (complete) 10-30
- Brightview replaced spruce at pool (complete) 10-29

### **Lakes & Dam**

- Barthuly Irrigation – winterization at McNamara sprinkler and pond 10-15 (complete)
- Oak Ridge prairie signs will go in after work is complete. No parking signs pick up 11-8
- Fish survey – Aquatic Control came out on 10-14. Report will be complete Jan 2020

### **Snack Shack – Closed**

### **Pool – Closed**

- Heater 2020 (budget 2020)
- Marked chairs for re-strapping and replacement 32 each (budget 2020)
- Lifeguard chairs need replaced (2020)
- Extra lifeguard for all Holiday weekends (you must accompany your visitors when using the pool)

### **OTHER-NEWSLETTER**

- Covenants & Restriction (short term rentals) vote – update from Tanner Law Group (Mitchell Pearson) has been in process for the past couple of weeks. The only snag right now is trying to find the supplemental declarations that link the plats to the original declaration. Village Farms has 18 or 19 plats, so there is a lot of information that needs to be contained in the supplemental declarations for plats 1, 2, and 3. Once we have found this information we will send the recorded draft to you to have signed by the Board President and attested by the Board Secretary. Once the document is signed and notarized, it will be filed in the Hamilton

County Recorder's Office. At the latest, we hope to have this to you before Thanksgiving Week.

- Hamilton Co. Drainage Board – emails received from residents compiled into a spread sheet 10-15 (68 residents responded). Sent letter to Hamilton Co. 10-21

#### **Office Information – Welcome Packets**

- 1 packet delivered

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

#### **Other**

- Insurance was provided by Alerding CPA Group 10-15
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**Recreation: David**– Nothing to report

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#### **Communications: Maggie**

- Proposed mailer on communication preferences sent to the board for review
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#### **Treasurer: Stephen**

- Approve financials for November

#### **Delinquent Dues (as of October 31, 2019)**

- Accounts Receivables listing as of October 31, 2019 sent to the board for review
- The total receivable amount as of November 17<sup>th</sup> is \$850

#### **October Financial Report**

- October financial report was sent out to the board for review
- Deprecation and tax related entries were recorded for the 2018 upon the finalization of the 2018 tax returns. These entries impact only the balance sheet in 2019.
- Highlights:
  - Cash and certificates of \$954,992

#### **Tax Return for 2018 Filed**

- Federal Form 990, Federal form 990-T, Indiana Form NP-20, and Indiana Form IT-20NP were mailed/filed by the November 15<sup>th</sup> deadline.
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**Vice President: Open** – Nothing to report

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#### **Social Events: Jen**

- Christmas party vendors are set up and ready to go
  - We currently have 11 vendors for the craft show which is from 9am to 4pm on November 30<sup>th</sup>
  - Will have dates for 2020 event to the property manager
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#### **Directors at Large:**

**Patrick:** Will create some communication together to send out to the community and the city of Westfield regarding parking at the bus stops (corners) making it hard to see. Can we create a closed group for Facebook? This will be a way for everyone to communicate. Will put something together for the board to review for Jan.

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**Secretary: Jen** – Nothing to report

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**Planning & Development: Doug**

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## **Village Farms Branding**

- Two quotes have been received for the last phase of the three-phase clubhouse entryway and circle area landscaping project. The new, more basic plan is very close to the reserve established and will finish this overall upgrade. A requested quote was not received from the third landscape firm. The two quotes received include a one-year guarantee for the plants installed by them. The quotes provided are:
    - Brightview: \$27,021
    - Sundown Gardens: \$24,997 (all in favor of accepting this quote)
  - Based on the quoted price difference and past favorable work completed, the recommendation is made to proceed with the Sundown Gardens quote provided the quoted price is guaranteed and with installation no later than May 31, 2020.
  - The resident information regarding poor drainage conditions in Village Farms has been sent to Kenton Ward, Hamilton County Surveyor with a copy to the county commissioners. No response has yet been received in an effort to determine possible steps for corrective action.
  - In an effort to enhance the branding efforts of Village Farms, the entryway upgrade initiative has been assigned to Planning & Development. The initial work on this two to three year project has started with initial evaluation being made. Design plans will be developed over the winter. The ongoing plan is to:
    - Establish an initial reserve at the December 2019 board meeting.
    - Identify improvements selected and prioritized by the board.
    - Request bid proposals from landscape firms.
    - Begin the first year (2020) improvements in the spring.
    - Establish reserves for the second and, if needed, third year upgrades.
    - Schedule the improvements over the next two to three years
    - Alternative plans are being developed for the last phase of the three-phase clubhouse entryway and circle area landscaping project. The new plan is more basic in design and within the budgeted reserve established. The plan is available for review discussion.
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## **Common Property: Open** – Nothing to report

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## **Lakes & Dams: Jeff**



- IDNR reports have been sent but the corrections have not been made yet
  - One concern with the spillway and we have reached out to Jeremy Lawer with City to have them investigate if this their responsibility
  - Still working on getting dredging quotes
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## **Technology: Dan**

- Made a number of updates to the social activities and leaf collections on our website
  - Minutes archive has the foundation created and will be sent out to the board
  - Have a couple email accounts that need to be transitioned
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## **President: Kirk**

- October meeting minutes are approved
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Secretary Signature		Jennifer Cecil
President Signature		Kirk Farley