

Village Farms Homeowners Association Board Meeting

– January 21st 2020

Call to order: 7:05 pm

Adjourned: 8:24 pm

Roll Call:

Jeff Boller	David Gill	Jen Trenner
Stephen Breslin	Patrick Moyer	
Steve Castle	Allie Petty-Stone	
Jen Cecil	Dan Traub	

Absent:

Maggie Browning	Jordan Goddard	Westin Pigott
Kirk Farley	Doug Holtz	

Property Manager: Maureen Schriner – Present

Guest Business:

Attendees: none

Property Manager: Maureen

Complaints/Comments/Concern

- 219 Admiral Way S. – Car in driveway, burn barrel, basketball backboard/hoop 10-14
- 14949 Mercury Ct. – trash cans 12-18
- 14949 Senator Way – trash cans 1-13

Clubhouse/Apartment/Maintenance

Rental Report – emailed to BOD

Common Ground

- Oak Ridge and Fox Lane – Prairie project, Baumgartner Co. – (Update Kirk Farley)
Baumgartner came out and removed gravel and replaced fence post 11-15
- Christmas decorations where taken down 1-3
- Outside Christmas decorations where taken down 1-7
- Purchased new bows for outside garland 1-2
- Purchased new decorations for inside clubhouse 1-3
- 2020 Barthuly Irrigation contract signed and mailed 1-6
- Clubhouse apartment had some flooding on 1-11. Stanley Steamer came and cleaned the carpets 1-13
- Not recommended to stain the fence on 146th and Oak Ridge

Lakes & Dam

- Fish survey – Aquatic Control came out on 10-14. Received report January 2020 (Jeff will update board on recommendations)
- Survey of our lakes spring 2020 – received a quote from Jim Donohoe with Aquatic Weed Control for a study of all three of our lakes 1-16. Probe and depth measurement will be taken for the three lakes \$2,850 for service.

Snack Shack – Closed

Pool – Closed

- Heater 2020 (budget 2020)
- Marked chairs for re-strapping and replacement 34 lounge chairs, 8 dining chairs and 2 round tables
 - Mesh chairs are not recommended. Price is much higher than a strap chair, staining and discoloration, if mesh rips we will have to replace entire mesh vs. one strap, chairs are not heavy and could blow around deck, mesh does not hold up well, scrub clean vs. power wash, mesh is narrow and leaves arms hanging on sides, warranty 1 year mesh vs. 5 year strap and we would have to replace all of the pool chairs.
 - Sundance Strap Chaise Lounge – 34 each \$150.85
 - Sundance Strap Dining Chair – 8 each \$83.91
 - 48" Round Fiberglass Table – 2 each \$241.26
 - Total with shipping \$6,801.02 (All in favor)
- Lifeguard chairs need replaced (2020)
- Extra lifeguard for all Holiday weekends (you must accompany your visitors when using the pool)
- Hamilton County Health Department – Received 202 permit and license for food service 1-13

OTHER-NEWSLETTER

- Amendment to the Declaration of Covenants and Restrictions for Village Farms was recorded in Hamilton County on 12-18-19
- Hamilton County Drainage Board – emails received from residents compiled into a spread sheet 10-15 (68 residents responded). Sent letter to Hamilton County 10-21

Office Information – Welcome Packets

- 2 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD

Other

- Budget, President Letter, Pool Cards, Dues Statement and Proxy 2020
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Recreation: David– Nothing to report

Communications: Maggie

- Sent letter to the board for review regarding email address and hand copy meeting minutes being available at the club house
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Treasurer: Stephen

- Approve financials for November and December
- 2020 budget submitted to the board of directors for approval

Delinquent Dues (as of January 21, 2020)

- One account remaining to be collected

November/December Financial Report

- November and December financial reports sent to the board for review
 - Highlights:
 - Cash and certificates as of December 31, 2019 of \$852,380
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Vice President: Open – Nothing to report

Social Events: Jen

- Event dates for 2020
 - Easter Egg Hunt – April 4th – Starts at 9am
 - Spring Garage Sale – May 8th and 9th
 - Fishing Tournament and Pizza Party – June 20th from 6pm-9:30pm
 - Splash Bash – August 1st from 5pm-9pm (proposed Rodeo theme)
 - Fall Garage Sale – September 11th and 12th
 - Halloween Party – October 31st from 1pm-4pm
 - Craft Fair – November 28th from 9am-4pm
 - Children’s Christmas Party – December 12th from 1pm – 4pm
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Directors at Large: – Nothing to report

Secretary: Jen – Nothing to report

Planning & Development: Doug

Clubhouse Landscaping Upgrades

- The third and final phase of the clubhouse landscaping upgrades should be completed by May 1, 2020. The project was awarded to Sundown Gardens and they have agreed to complete the project before the clubhouse rental season begins for graduation celebrations.

Village Farms Entryway Upgrades

- Brightview provided us with an entryway upgrade plan two to three years ago but complete action was not taken at that time. Brightview is updating their plan at this time for our review and entryway prioritization before the spring planting season begins.

Village Farms Drainage Concerns

- No word has been received from the Hamilton County Surveyor’s Office regarding our concern with the poor drainage in many areas of Village Farms. We will allow them 90 days from the date of our last letter which included our concerns along with specific addresses in Village Farms before our follow up.

New Resident Reception

- In an effort to enhance our new resident inclusion and level of engagement, it is recommended the board consider launching an annual “New Resident Welcome Reception” starting in October 2020. In reviewing the historical records early October is recommended as the majority of real estate transactions occur during the May thru August time period. This reception would include:
 - An early evening reception attended by the officers and board members for new residents of Village Farms. The first reception could include those who are new to Village Farms since 2018 in order to reach as many new residents as possible. The HOA president would act as the host for the evening. Beverages and appetizers would be served in an informal setting.
 - Recommendation would be September 15th from 6pm-7pm prior to the board meeting
 - The officers and board members in attendance would offer a brief overview of their responsibilities and current activities. The presentations should be a no-pressure overview and provide involvement options for those interested in volunteering.
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- The overview could conclude with a Q&A session with the guests.

Common Property: Steve – Nothing to report

Lakes & Dams: Jeff



- Requested two additional quotes for lake surveys
- Collecting quotes to address any findings/recommendations on the IDNR Report
- Fish study was sent to the board
- Highlights:
 - Slight overcrowding in the middle lake
 - Some fish are overpopulating and need to be thinned out
 - Water quality in McNamara pond could support fish
- Requesting quotes on the recommendations from Aquatic Control

Technology: Dan

- MailChimp recently changed their policies and we have resolved the issue of not being able to send email
- Calendar events has been updated
- Working to publish 24 months of meeting minutes
- Following up on the revised aerial video

President: Kirk

- November meeting minutes are approved
- Rental for the clubhouse will remain the same for the upcoming year

Secretary Signature		Jennifer Cecil
President Signature		Kirk Farley