

Village Farms Homeowners Association Board Meeting – February 18th 2020

Call to order: 7:27 pm

Adjourned: 8:19 pm

Roll Call:

Jeff Boller	David Gill
Stephen Breslin	Dan Traub
Steve Castle	Jen Trenner
Jen Cecil	

Absent:

Maggie Browning	Patrick Moyer
Kirk Farley	Allie Petty-Stone
Doug Holtz	Westin Pigott

Property Manager: Maureen Schriener – Present

Guest Business:

Attendees: none

Property Manager: Maureen

Complaints/Comments/Concern

- 219 Admiral Way S. – Car in driveway and broken light post 10-14-19 and 2-3-20
- 133 Greyhound Pass – car hit in street 1-25 (complete)
- 124 Romalong Ct. – shed needs to be painted and repaired 2-4
- 531 Sapphire Dr. – house generator 2-10

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
- Clubhouse apartment had some flooding on 1-11. Stanley Steamer came and cleaned the carpets 1-13. Paul Davis removed a section of padding, dried out carpet with fans, dehumidifier and sprayed floor. 1-24

Lakes & Dam

- Received Fish Survey report Jan 2020 – received quote from Aquatic Control on recommendations 1-27
- 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.

Snack Shack – Closed

Pool – Closed

- Heater 2020 (budget 2020)
- Marked chairs for re-strapping. Pyle’s Pools (completed) 1-23

- Board approved the purchase of new lounge chairs, tables and dining chairs (on order) 1-21
- Lifeguard chairs need replaced (2020)
- Extra lifeguard for all Holiday weekends (you must accompany your visitors when using the pool)

OTHER-NEWSLETTER

- 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

- 1 packets delivered
- 713 Citation Rd. – approved for land contract 2-10

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

- Meeting minutes - link for distribution
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Treasurer: Stephen

- Approve financials for January
- 2020 budget submitted to the board of directors for approval

Delinquent Dues (as of February 18, 2020)

- One account remaining to be collected
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Vice President: Open – Nothing to report

Social Events: Jen – Nothing to report

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 plans. Their design creates entryways with a more common theme, allow for seasonal plantings, and should allow for relatively easy maintenance. I recommend:
 - The board approve the designs during the February meeting for Phase I.
 - The board prioritize the entryways to be completed this year (I suggest Adios and 146th and Springmill and Greyhound Pass be in the first phase)
 - Solicit bids from the Brightview developed the design
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- Complete Phase I by May 31, 2020
- Vote to continue with standardized designs and moving forward with pricing (all in favor)

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. Since it has been at least 90 days from the date of our last letter which included our concerns along with specific addresses in Village Farms, a follow-up letter should be sent to each member of the county commissioners.

New Resident Reception

- This reception was approved by the board during the January meeting with the first reception to be held in September 2020. This reception is an effort to enhance our new resident inclusion and level of engagement. It is recommended the reception be directed by the president with support from the social director and property manager.
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Common Property: Steve – Nothing to report

Lakes & Dams: Jeff



- CIA has an education schedule and new this year a north location has been added
 - Dredging quotes has been received
 - Fish study highlights:
 - Texas feeder - recommend putting on hold
 - Quotes for restocking lakes (3-year plan)
 - Some fish are overpopulating and need to be thinned out in 3 lakes (estimate was for 5 hrs). Est. \$1,250
 - Provided recommendations on fish for McNamara pond
 - Requesting quotes on the recommendations from Aquatic Control
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Technology: Dan

- Updated the calendar
 - Site maintenance
 - Following up on the revised aerial video
 - New resident reception – September 15th and will be 6-7pm (before the board meeting)
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President: Kirk

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