

Village Farms Homeowners Association Board Meeting – March 17th 2020

Call to order: 7:02 pm

Adjourned: 8:18 pm

Meeting held virtually via Zoom due to current Coronavirus and social distancing recommendations from the CDC

Roll Call:

Jeff Boller	Jen Cecil	Dan Traub
Stephen Breslin	Patrick Moyer	Jen Trenner
Maggie Browning	Allie Petty-Stone	
Steve Castle	Westin Pigott	

Absent:

David Gill		
Kirk Farley		
Doug Holtz		

Property Manager: Maureen Schriener – Present

Guest Business:

Attendees: Craig Herring, Bryon Clevenger and Mike Swanton

- Received an email regarding the pavilion project and inquiring about golf cart parking in the grass area by the pool. All golf carts need to be in a parking space
 - Request for fish study – sent to requestor
 - Pickleball will come back out in the spring
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Property Manager: Maureen

Complaints/Comments/Concern

- 219 Admiral Way S. – Car in driveway and broken light post 10-14-19 and 2-3-20
- 124 Romalong Ct. – shed needs to be painted and repaired 2-4
- 531 Sapphire Dr. – house generator 2-10
- 14934 Pacer Ct. – fence 2-20
- 14906 Admiral Way N. Dr. – fence 2-24
- 420 Adios Ct. – Air B&B 3-3
- 15257 Dan Patch Ct. – Structures in backyard 3-9
- 51 E. Admiral Way – Van 3-11
- 217 W. Admiral Way – Truck
- 720 Greyhound Pass – Truck
- 15228 Citation Rd. – Truck
- 117 W. Laredo new roof, new driveway and fence 3011

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
- Entranceways in Village Farms – getting bids to enhance three entranceways this spring
- Sundown Gardens – will be out on 2-21 to mark where the boulders go at the clubhouse 2-21. Delivered 3-6

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)
- Board approve the purchase of new lounge chairs, tables and dining chairs (on order) 1-21
- Lifeguard chairs need replaced (2020)
- 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 and 3-12-2020

Office Information – Welcome Packets

- 1 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD

Other

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

Communications: Maggie

- Newsletter are going out as well as the Presidents letter
 - Meeting minutes getting posted and sent out to residents and they are available to be picked up at the clubhouse
 - Posting some scavenger hunt ideas that are still within the recommendations of social distancing
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Treasurer: Stephen

- Approve financials for February
 - Just renewed a CD and the next CD renewal is up in May
 - 2020-2021 budget draft has been sent out to the board and will be sent to the residents
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Vice President: Open – Nothing to report

Social Events: Jen

- Easter Egg hunt will be canceled but would like to find an alternative
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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 upgrade has started with the four large boulders put in place. Have been out planning and we have an extended warranty as well to ensure growth. The remaining work should be completed by May 1, 2020 before the clubhouse rental season begins for graduation celebrations.

Village Farms Entryway Upgrades

- Brightview has provided their proposed entryway upgrade plans. The responsibility for this project has been assumed by Steve Castle as director of common Grounds.

Village Farms Drainage Concerns

- Based on a conversation with the Hamilton County Surveyor's Office, there has been a meeting discussion regarding our concern with the poor drainage in many areas of Village Farms. We have, however, received no official status report regarding our concern. Therefore, a follow up letter is being sent. If no word is received in 60 days to this letter, a follow-up letter will be sent to each member of the county commissioners. Our efforts in addressing this issue are being handled in a less than stellar manner by our elected officials.
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Common Property: Steve

- Met with Baumgartner Co. on the project on Oak Ridge in an effort to get the project corrected. Will completely remove some of what has already been done in an effort to improve the quality and will be removing the dirt piles
 - Brightview discussed options for plants in the entryways for consistency at each entry and the pricing was sent to the board
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Lakes & Dams: Jeff

- IDN Report and corrections plan is on hold until we hit Spring
 - Fish study recommendations are still under review to ensure the best use of our resources
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Technology: Dan

- Covenants and Restrictions has been updated on the website
 - Continuing the work on getting meeting minutes posted
 - Completed some site maintenance
 - Have a couple of updates for the calendar on the website
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President: Kirk

- February meeting minutes are approved
 - Neighborhood assistance – will send a message to the neighborhood asking those to check on those around you to ensure everyone is taken care of
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Secretary Signature		Jennifer Cecil
President Signature		Kirk Farley