

# Village Farms Homeowners Association Board Meeting – April 21<sup>st</sup> 2020

**Call to order:** pm

**Adjourned:** 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	Kirk Farley
Steve Castle	Westin Pigott	Doug Holtz
Paul Kaushal		

**Absent:**

David Gill		
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**Property Manager:** Maureen Schriener – Present

**Guest Business:**

**Attendees:** Mike Lamb, Andi McIntosh, Mike Swanton, Karl Krukenberg, Greg Temple, Larry Hutson, Diane Houtman

- Mike Swanton – drainage update request (see Planning and Development section)
- Staining of the new fence – this was not recommended from Glidden

**Property Manager: Maureen**

**Complaints/Comments/Concern**

- 219 Admiral Way S. – Car in driveway and broken light post 2-3-2020. Emailed resident for an update 4-7-2020
- 124 Romalong Ct. – shed needs to be painted and repaired 2-4-2020
- 531 Sapphire Dr. – house generator 2-10-2020 (complete)
- 14934 Pacer Ct. – fence 2-20-2020 (complete)
- 14906 Admiral Way N. Dr. – fence 2-24-2020 (complete)
- 420 Adios Ct. – Airbnb 3-3-2020. No longer posted on Airbnb
- 15257 Dan Patch Ct. – Structures in backyard 3-9-2020. Emailed resident for update 4-7-2020
- 51 E. Admiral Way – Van 3-11-2020 (complete) 4-1-2020
- 217 W. Admiral Way – Truck (complete) 4-1-2020
- 720 Greyhound Pass – Truck (complete) 4-1-2020
- 15228 Citation Rd. – Truck (complete) 4-1-2020
- 839 E. Greyhound Pass – Fence (complete 3-14-2020
- Estate lot question – (complete) 3-17-2020
- 1 E. Senator Way – Shed (complete) 3-27-2020
- 14812 Sulky Way – Fence (complete) 3-30-2020
- 15102 Romalong – Easement and garage question 4-7-2020

- 219 W. Greyhound Pass – Tree limb 4-9-2020
- 14714 Raymond Lane – Fence (complete) 4-15-2020
- 45 W. Admiral Way – Fence question 4-18-2020

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

**Rental Report** – emailed to BOD

### **Common Ground**

- Oak Ridge and Fox Lane – Prairie project, Baumgartner Co. – Spring 2020 left message with Chad Robison to get a completion date 4-19.
- Entrances in Village Farms – Superstar, Sapphire North and Sapphire South 4-7-2020. Work will start the week of April 18<sup>th</sup> weather permitting
- Sundown Gardens (Phase III) – 3-17-2020 (complete)
- Apartment tub was replaced by Isley Plumbing 4-7-2020

### **Lakes & Dam**

- Received Fish Survey report Jan 2020 – We have accepted the recommendations from Aquatic Control. McNamara pond will be stocked with fish this spring the removal of largemouth bass will take place this summer. Fish stocking will take place fall 2020
- Jim Donohoe with Aquatic Weed Control for a study of all three of our lakes (dredging is not recommended at this time) March 2020
- Replacement part for broken light at Greyhound Pass is on order 4-6-2020. Received part and dropped off to Jeff Boller 4-14-2020

### **Snack Shack – Closed**

- Would like to recommend that we only do snack foods that are prepackaged due to the current situation. Nothing for the lifeguards to touch that was cooked.

### **Pool – Closed**

- Heater 2020 (budget 2020)
- Board approve the purchase of new lounge chairs, tables and dining chairs (on order) 1-21-2020. Should be delivered in May 2020
- Lifeguard chairs need replaced May 2020
- Extra lifeguard for all Holiday weekends (you must accompany your visitors when using the pool)
- Pyles is currently closed but the plan is still to have the opening of the Pool for Memorial Day. This is all contingent on the progress of our current state

### **OTHER-NEWSLETTER**

- Hamilton County Drainage Board – emails received from residents compiled into a spread sheet 10-15-19 (68 residents responded). Sent letter to Hamilton County 10-21 and 3-12-2020 for an update

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

- 3 packets delivered

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

### **Other**

- Please return your pool card and pay your dues before **May 1, 2020**

**Recreation: David**– Nothing to report

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**Communications: Pat**

- Have been getting an influx of email address and need to identify how to remove those that have left the neighborhood Meeting minute archive is now active that residents can access
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**Treasurer: Stephen**

- Approve financials for March
  - Closing out fiscal year and will come in right at the budget for last year
  - Have more in our reserves than what our study has projected
  - 1 CD renewal is up in May
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**Vice President: Maggie** – Nothing to report

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**Social Events: Jen**

- Spring neighborhood garage sell has been cancelled
  - Other events are being determined as we progress
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**Directors at Large:** – Nothing to report

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**Secretary: Jen** – Nothing to report

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**Planning & Development: Doug****Clubhouse Landscaping Upgrades**

- The final phase of the clubhouse landscaping upgrade has been completed by Sundown Gardens ahead of schedule.

**Village Farms Entryway Upgrades**

- Brightview has provided their proposed entryway upgrade plans. The responsibility for this project has been assumed by Steve Castle, Director of common Grounds with prioritization and scheduling to be decided by him.

**Village Farms Drainage Concerns**

- A response letter was received from the Hamilton County Surveyors' Office regarding our concern with the poor drainage in many areas of Village Farms. The decision was made by this office to engage an engineering firm to conduct an investigation into our drainage concern. We have provided the board names to who all communications regarding the results of this investigation should be directed. If we do not hear of any results in approbatory 90 days (July 1, 2020), we will follow up by letter.

**Future Plans**

- Plans for consideration by the board are being developed and will be presented in the May 2020 meeting.
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**Common Property: Steve**

- Entryways will start this week
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**Lakes & Dams: Jeff** – Nothing to report

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**Technology: Dan**

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- Meeting minute archive is now active that residents can access
  - Will work on emails
  - Completed some site maintenance
  - Have a couple of updates for the calendar on the website
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**President: Kirk**

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