

# Village Farms Homeowners Association Board Meeting – May 19<sup>th</sup> 2020

**Call to order:** 7:01 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	Patrick Moyer
Stephen Breslin	Kirk Farley	Dan Traub
Maggie Browning	David Gill	Jen Trenner
Emily Baker	Doug Holtz	Westin Pigott
Steve Castle	Paul Kaushal	

**Absent:**

Allie Petty-Stone		
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**Property Manager:** Maureen Schriener – Present

**Guest Business:**

**Attendees:** Fran Pawloski, Greg Templeton, Mike Lamb, Byron and Harvalee Taylor, Jim Glasheen, Tom Gentry, Tom Scaffner, Kittie Kubacki, Ben Browning, Therese Schroeder, Sonia Johns, Jan Davis, Jim Collins, Linda Bell, Keena Rector, Hayden Smith

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**Property Manager: Maureen**

**Complaints/Comments/Concern**

- 124 Romalong Ct. – Shed needs to be painted and repaired 2-4
- 15257 Dan Patch Ct. – Structures in backyard 3-9 (Emailed resident for update) 4-7
- 15102 Romalong – Easement and garage questions 4-7
- 219 W. Greyhound Pass – Tree limb 4-9 (complete)
- 45 W. Admiral Way – Fence question 4-18 (complete)
- 354 Abbedale Ct. – New front porch and landscaping 4-18 (complete)
- 602 Sapphire Dr. – New driveway and sidewalk 4-18 (complete)
- 121 W. Greyhound Pass – New fence 4-23 (complete)
- 14838 Sulky Way – Shed (complete)
- 14910 Amkey Ct. – Fence 5-14
- 545 Greyhound Pass – animal question 5-14
- 421 Sapphire Dr. – Sidewalk repair 5-15
- Oakridge sidewalk – Called the City of Westfield 5-15
- Fence questions – Sapphire and Victory 5-11

**Clubhouse/Apartment/Maintenance**

**Rental Report** – Closed for rentals until after we are in stage 5 of the governors reopen plan

**Common Ground**

- Oak Ridge and Fox Lane – Prairie project, Baumgartner Co. – crew was out on 5-14 and started working on repaving (rained out) work will continue next week

- Entranceways in Village Farms – Superstar, Sapphire North and Sapphire South 4-7. Work will start the week of April 18<sup>th</sup> weather permitting (complete)

#### **Lakes & Dam**

- Received Fish Survey report Jan 2020 – We have accepted the recommendations from Aquatic Control. McNamara pond will be stocked with fish 5-8 (complete). 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 (dragging is not recommended at this time) March 2020
- Replacement part for broken light at Greyhound Pass is on order 4-6. Received part and dropped off to Jeff Boller 4-14. Lamps plus will resend correct replacement part 5-13

#### **Snack Shack – Closed**

#### **Pool – Closed**

- Open on May 26<sup>th</sup> with new rules which will allow for two additional training days
  - No visitors only residents
- Pool heater went in over the weekend
- 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

#### **OTHER-NEWSLETTER**

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

- 3 packets delivered

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

#### **Other**

- If you have not paid your dues by **May 31, 2020** a late payment will be sent out in June 2020. Any questions please email [treasurer@thevillagefarms.com](mailto:treasurer@thevillagefarms.com) and [propertymanager@thevillagefarms.com](mailto:propertymanager@thevillagefarms.com)
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**Recreation: David** – Nothing to report

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**Communications: Pat** – Nothing to report

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#### **Treasurer: Stephen**

- Approve financials for April
  - April Financial Report attached for review.
  - Collection of regular assessments are \$75,000 ahead of this point last year.
  - Cash and certificates as of April 30, 2020 of \$931,844
  - Fiscal 2019-2020 Budget to Actual Analysis attached for review
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**Vice President: Maggie** – Nothing to report

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

- Clubhouse will not be allowed rentals which will affect the fishing tournament
- Propose an “on your own” fishing tournament. Residents (all ages) who would like to participate can between June 13<sup>th</sup> - June 20<sup>th</sup>. They would then take a picture of their biggest fish caught next to a measuring tape/ruler (whatever they have) and email me the

pictures - along w/ name, age, VF address. The prizes this year will be for largest fish caught overall in the 3 age groups - 10 and under, 11-17, and 18 and over.

- A \$50 gift card to Walmart, Bass Pro Shop or Orvis will be awarded to the winners of each age group. We would announce the winners w/ pictures the week following the tournament.
  - Other rules:
    - Must fish from common ground areas - unless your residence is on one of the lakes
    - Catch and Release
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**Directors at Large:** – Nothing to report

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### **Secretary: Jen**

- Emily Baker will be taking on the role of acting secretary starting with the June meeting
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### **Planning & Development: Doug**

#### **Village Farms Drainage Concerns**

- No change since last report: [A response letter was received from the Hamilton County Surveyor's 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 whom all communications regarding the results of this investigation should be directed. If we do not hear of the results in approximately 90 days (July 1, 2020), we will follow up by letter.]

#### **Future Plans**

- Two plans are being presented to the board for brief discussion and their future consideration. A deeper discussion for both will be planned during the June meeting after board members have had adequate time for study. Complete proposals have been separately provided. The plans for future discussion are:

#### **Clubhouse Concerns**

The structure being used as the existing Village Farms clubhouse was originally built as a two-story agricultural barn and is estimated to be 80 to 100 years old. Recognizing the age of the original structure and possible deficiencies in structural integrity, its longevity and continued use may be in doubt should we wish to undertake any alterations or building additions.

Due to the concerns outlined, consideration should be given to determining the overall structural integrity of the clubhouse for use over the next 20+ years by engaging the services of a structural engineer. The purpose of this evaluation is to investigate the feasibility and long-term suitability of the clubhouse for:

- Expected building longevity
- Needed structural, electrical, plumbing and HVAC upgrades
- Structural additions, i.e. attached or freestanding pavilion, meeting space, event area, etc.
- Remodeling needs of existing space

The structural evaluation would include a suggested course of action for the long-term use of the structure.

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**Village Farms Education Foundation**

The Village Farms Homeowners Association, in recognition of their 50th anniversary, should consider establishing of The Village Farms Education Foundation to become operational no later than 2024. The purpose of the foundation would be to provide continuing education scholarships to deserving graduating high school seniors who are residents of Village Farms and attended either public or private schools in the area or have been home schooled.

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**Common Property: Steve**

- Would not recommend that we seal or stain the fence as we would have to do that every so many years.
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**Lakes & Dams: Jeff**



- Planning for the improvements IDNR like bids for the spillway
  - McNamara pond was stocked and we will be stocking the rest of the ponds in the fall
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**Technology: Dan**

- Meeting minutes for March have been posted
  - Set up emails for the new board members
  - Demo of the resident portal
  - Set for email and Office 365 instructions are available to the board
  - Website calendar if the official calendar for the neighborhood
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**President: Kirk**

- April meeting minutes are approved
- Bumgardner is going to redo the asphalt on the upper dam
- Accepted a landscaping bid (3 Crowns Landscape) and should be completed soon
- Reseed the wildflowers with an additional mix
- We were going to talk with the city about the concrete that was added to spillway
- Need to contact the city about the road on Greyhound pass (tube or pipe area)

Secretary Signature		Emily Baker
President Signature		Kirk Farley