

Village Farms Homeowners Association Board Meeting – June 16th, 2020

Call to order: 7:00 pm

Adjourned: 8:37 pm

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

Roll Call:

Maureen Schriener	Westin Piggot	Emily Baker
Maggie Browning	Jen Trenner	Steve Breslin
Kirk Farley	Dan Traub	
Doug Holtz	Jeff Boller	

Absent:

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Property Manager: Maureen Schriener – Present

Guest Business:

Attendees: Mike Swanton, Greg Templeton, Mike Lamb, Karyn Sneath, Steve Castle, Kevin Kielty, Kristi Durso, Allie Petty-Stone, Rebekah Meldrum, Kate Snedaker, Eric Gilbert

Property Manager: Maureen

Complaints/Comments/Concern

- 15257 Dan Patch Ct. – Structures in backyard 3-9 (Emailed resident for update) 4-7
- Fence questions- Sapphire and Victory 5-11 (BOD sent letter 5-14). Getting quote 6-11
- Bush needs trimmed along Greyhound and Springmill Rd. 6-8 (Brightview)
- Evergreens need trimming along the sidewalk of Oakridge Rd. 6-10

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 was complete 6-9
- Entranceways in Village Farms – Steve Castle

Lakes & Dams

- Received a call from a resident regarding the algae in the lakes 6-2 Aquatic Control came out and sprayed (complete)
- 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. Lamps Plus is looking to replace lamp 6-10
- Bass removal will be completed next week

Snack Shack – Closed

Pool –

- Open on May 26th with new rules
 - Have not yet reached capacity or had residents wait

- Pool heater replaced 5-15 (complete)
- Board approve the purchase of new lounge chairs, tables and dining chairs (Received 5-22)
- Lifeguard chair base will be replaced (complete) 6-9
- Health department recommends keeping social distancing through the summer

OTHER-NEWSLETTER

- No clubhouse rentals until after Stage 5
 - Only renting for small events to residents currently

Office Information – Welcome Packets

- 2 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 and propertymanager@thevillagefarms.com
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Recreation: David

- Complaint regarding baby swings- all 4 swings will be replaced by Recreation Unlimited at no cost
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Communications: Pat –

- Portal feedback largely positive
 - Email communications going well
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Treasurer: Stephen

- May Financial Report sent to BOD for review.
 - Collection of regular assessments: Summary receivable report sent to BOD.
 - Next steps
 - Email/ Social media reminder
 - Late fee will be assessed on July 1
 - Cash and certificates as of May 31, 2020 of \$1,015,619.
 - April Financials approved
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Vice President: Maggie – Nothing to report

Social Events: Jen –

- Fishing tournament: 1 submission; Last submission date- Saturday, 6/20
 - Kona Ice truck for 4th of July
 - Splash Bash to continue with social distancing
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Directors at Large: – Nothing to report

Secretary: Emily – Nothing to report

Planning & Development: Doug

Village Farms Drainage Concerns

- There has been no formal response at this time: [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.]
- Based on the information received from Wes Rood in the Lake Questions section below, it appears the study is still underway.

Future Plans

Two plans were presented to the board for a brief discussion during the May board meeting. Now that board members have had time to consider these proposals, I welcome discussion on each and if desired, a motion for adoption. Complete proposals have been separately provided. The proposals 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.

- Inspection to be performed by general inspector rather than just structural engineer- Estimated \$750-1000 cost- Motion approved
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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.

- Doug to investigate process of setting up a 501C3
- Resident suggestions: Set up through WWS and/or Hamilton CO community foundation

Lake Questions

- During the last board meeting, two questions were raised. The first regarded ownership of the drainage culverts (tubes) connecting the two lakes along Greyhound Pass.
 - These belong to the city
- The second was an older question regarding the concrete shoulder on the dam drainage culvert located on the west side of Oak Ridge Road.
 - The following response was received from Wes Rood, Stormwater Coordinator for the City of Westfield:

The culvert crossing under the road is specifically Westfield's infrastructure. I have been working with Hamilton County Surveyors Office who are having a study done in that area, but it is more directly related to flooding issues within Village Farms. I do see where the concrete shoulder is cracking and breaking up to some degree and will be monitoring it throughout the next several weeks or months to make a proper determination. It's structurally still sound from an infrastructure standpoint point, but may need to be addressed in terms of reinforcing the shoulder.

Thank you,

Wes Rood

This response will allow the Director of Lakes and Dams to follow up with Wes later this fall to determine if any corrective action is needed.

Common Property: Steve

- Cost of staining fence prohibitive, will leave wood in natural condition
 - Brightview to landscape 3 more entrances
 - Beds along Greyhound pass (by pool) done, working with Brightview on quoting similar project along Adios Pass
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Lakes & Dams: Jeff



- IDNR report and corrections: Deficient: Where prairie grass is- more over-seeding. Maintain area to provide for downstream slope
 - In process of reseeding with plugs to add additional color
 - Will return in October to overseed and add more plugs
 - Principal spillway- will report back with response from Wes Rood
 - Crest: Concrete patch- will be quoted this week
 - Rip rap to be repaired in October
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Technology: Dan

- April 2020 Meetings are posted to archive
 - 2020 Annual meeting posted to archive
 - Aerial video now on resident portal
 - Security system: Many concerns about cost/quality of security systems; will continue using motion light as it has been an effective deterrent
 - Board will look into additional lighting around playground
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President: Kirk

- May meeting minutes are approved
 - Trademarking "The Village Farms"- In progress
 - Baumgartner- Asphalt walk redone
 - Fence between Sapphire and Victory- separates McNamara estate from VF- in disrepair. Initially suggested to tear down/rebuild. Residents concerned with lack of privacy. BOD having quoted as two separate projects. First for common area only, then for the rest of the project
 - Official review for Maureen- Steve to coordinate date/time
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Secretary Signature		Emily Baker
President Signature		Kirk Farley