

Village Farms Homeowners Association Board Meeting –July 21st, 2020

Call to order: 7:02

Adjourned: 8:45

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

Roll Call:

Maureen Schriener	Doug Holtz	Steve Breslin
Maggie Browning	Pat Moyer	Jen Trenner
Kirk Farley	Mike Schroeder	Dan Traub
Emily Baker	Allie Petty- Stone	Jeff Boller

Steve Castle

Absent:

David Gil		
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Property Manager: Maureen Schriener – Present

Guest Business:

Attendees: Greg Templeton, Gregg Durham, Mike Schroeder

Mike Schroeder- 549 McNamara- Attached garage/ pool in backyard- Approved by City of Westfield; Question about drainage easement- No issue from BOD as this has been approved through all necessary channels

Property Manager: Maureen

Complaints/Comments/Concerns

- 15257 Dan Patch Ct. – Structures in backyard (Emailed resident for update)
- Fence questions – Sapphire and Victory 5-11 (BOD sent letter 5-14). Getting quote (waiting on quote) 7-16
- Bush needs trimming along Greyhound and Springmill Rd. 6-8 (complete)
- Evergreens need trimming along the sidewalk of Oakridge Rd. 6-10 (complete)

Clubhouse/Apartment/Maintenance

- Some events cancelling due to rise in cases
- Maureen asking specifics on each event; recommending social distancing, disinfecting
 - Maureen to inquire with attorney as to whether liability waiver is necessary

Rental Report – emailed to BOD

Common Ground

- Oak Ridge & Fox – Prairie project (will finish project fall 2020)
- Entranceways – Springmill & Greyhound two pine trees, replace dead plants this fall at Fox, paying to have new flowers and plants watered by Brightview - Steve Castle

- Baumgartner paving quote: \$37,000, Will get second quote from DeLello
- Waiting on Glidden fence quote for Sapphire and Victory
- Entranceway at Springmill and Greyhound- 2 pine trees dead, will replace in fall

Lakes & Dam

- 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 (update)

Snack Shack – Closed

Pool – Open on May 26th with new rules

- Replaced depth markers June 2020
- Repaired faucet at pool 7-16
- Hamilton County Health Department will be out 7-20
- Have not yet reached capacity
- School hours- 4:00-8:30, beginning Aug 13

Please continue to follow all the pool rules. Thank you!

OTHER-NEWSLETTER

Office Information – Welcome Packets

- 1 packet delivered

Transfer Letters/Closing Letters – emailed to the BOD

Other – If you have not paid your dues by May 31, 2020 a late statements went out July 7th, 2020. Any questions please email treasurer@thevillagefarms.com and propertymanager@thevillagefarms.com

Recreation: David

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Communications: Pat –

- Nothing to report
 - Maggie to send Splash Bash reminder Facebook/Nextdoor post
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Treasurer: Stephen

- June Financial Report sent to BOD for review
- Collection of regular assessments: Summary receivable report attached.
- Late fees assessed - 8 accounts outstanding
- Cash and certificates as of June 30, 2020 of \$1,003,031.
- May financials approved

- Maureen review: Doug, Steve B, Emily, Maggie met
 - Additional responsibilities related to COVID, covenant changes
 - Increase compensation with cost of living ~2% retroactive back to May
 - One time bonus related to additional COVID responsibilities at end of season
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Vice President: Maggie –

Social Events: Jen –

- Splash Bash
 - Change to mask mandatory
 - Big Hoffas carry out- all members of party do not have to be present
 - Musicians on porch
 - 94 RSVPs at time of meeting: Must RSVP in order to get food- No walkups
 - Bike Parade: Possibility of continuing to next year
 - Garage sale: September TBD based on COVID recommendations at that time
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Directors at Large: –

Secretary: Emily – BOD: Please send cell number to Emily for reminder text

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 lack of response, a follow up letter has been sent to the Hamilton County Commissioners for the status of the project.

Clubhouse Inspection Report

As decided upon at the last meeting, a property inspection report including a Radon Test and Termite Inspection of the Village Farms clubhouse was conducted on July 2, 2020. Recognizing the age of the original structure and possible deficiencies in structural integrity, its longevity and continued use could be in doubt should we wish to undertake any alterations or building additions. The purpose of the inspection was to investigate the feasibility and long-term suitability of the clubhouse for:

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

Based on the inspection report, the structural integrity of the structure appears sound and should continue to serve the needs of the HOA for the foreseeable future. The inspection did identify 11 major concerns/safety hazards to the:

- Grounds: (1) Repair/replace emergency exit due to rotting structural members.
- Heating/Cooling & Electrical: (8) electrical improvements in a variety of areas.
- Interior: (1) Insect infestation.
- Foundation (1) Splitting floor joist repair.

The inspection also identified 13 needed repairs to the:

- Roof: (1) Repair trim and fascia boards.
- Exterior (2) Repair trim and window.
- Grounds: (2) Drainage concerns.
- Heating/Cooling: (1) Condensation drainage repair.
- Bathrooms: (4) Drainage repairs.
- Interior Rooms: (2) Electrical and windows repairs.
- Plumbing: (1) Repair leaking fixture.

Based on the report and concerns identified, it is recommended the repairs be made with the appropriate contractors as needed. It is estimated the major area repairs can be completed for between \$5,000 to \$10,000. It is also recommended that many of the repair items can be included with the major repairs needed to minimize our cost. It is estimated the repair items can be completed for between \$2,500 to \$5,000. These are rough estimates and should be quoted before agreeing to any repairs in accordance with our bylaws.

The inspection report found the Radon level to be within acceptable limits. The Termite Inspection found no evidence of wood destroying insects. A copy of the report is available to the board upon request.

- Maureen to initiate process of getting bids for repair

Village Farms Education Foundation

The evaluation of the Village Farms Education Foundation feasibility is underway and recommendations will be provided to the board in an upcoming meeting.

Common Property: Steve

- Removal of 2 trees; Price for removal \$2,788, \$1,573 for replanting of new trees (\$4,362.47)
- Price includes outsourcing removal company as trees are near power lines
- Recommended that we remove now, but wait until fall to replace

Lakes & Dams: Jeff



- Replaced battery on light
 - Dredging of cove ~\$5000 to dispose of sludge
 - Look at ways to prevent runoff into coves (filtering, etc) prior to dredging
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Technology: Dan

- Fishing tournament, bike parade photos posted to Facebook
 - Splash bash post to be uploaded tonight
 - Working on bringing Pat up to speed, granting access
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President: Kirk

- June meeting minutes approved
- Baumgartner repaved blacktop at Dam on Oak Ridge
- Asphalt debris to be removed: Maureen will follow up

Secretary Signature		Emily Baker
President Signature		Kirk Farley