

# Village Farms Homeowners Association Board Meeting –August 18<sup>th</sup>, 2020

**Call to order:** 7:06

**Adjourned:** 9:22

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

**Roll Call:**

Kirk Farley	Maureen Schriener	Jeff Boller
Steve Breslin	Jennifer Trenner	Dan Traub
Doug Holtz	Emily Baker	Steve Castle
Maggie Browning	Westin Pigott	Allie Petty-Stone

**Absent:**

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**Property Manager:** Maureen Schriener – Present

**Guest Business:**

- Rebekah Meldrum:
  - Planning a free concert for VF residents
  - In common area
  - Kona Ice, Union Jack’s food trucks to provide food
  - All documents submitted to Ham. Co. Health commission
  - All musicians licensed/bonded.
  - Signage provided by Rebekah
  - September 13 5:00-8:00; to vacate by 9:00. Backup date Sept 27<sup>th</sup>
  - RSVP capped at 400-450
  - Board concerns; liability, event appearing as a Village Farms event even though it isn’t, Showing favoritism to residents. Worth talking to an attorney to see how this can be done?
  - Motion not carried; Potentially something we can do in the future
- Mary Blankemeier: Question about the area along Oak Ridge; Dislikes the prairie grass and feels it should go back to open grass area
  - At end of 5 year experiment, will reevaluate project to determine success

**Attendees:** Greg Templeton, Diane Houtman, Mary Blankmeier, Rebekah Meldrum

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**Property Manager: Maureen**

**Complaints/Comments/Concern**

- 31 E. Greyhound Pass – Long grass and trash cans 8-2
- Fence questions – Sapphire and Victory 5-11 (BOD sent letter 5-14). Received quote from Glidden Fence Co. and Bullseye 8-13
- 15208 Roman – Fence
- Republic Trash Service is dropping glass along Greyhound Pass – Called Republic and City of Westfield 8-14

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

- Quote on deck, electrical, floor joists happening 8/19
- Painting clubhouse: Trim and siding- CertaPro \$5963, Heritage \$7745; Beginning of October \$9154 remains in clubhouse budget; \$37,794 remains in lakes budget
  - Motion approved to use CertaPro
- 1270 E Greyhound pass- Would like to be excused from HOA: Ok to remove

### **Rental Report – emailed to BOD**

#### **Common Ground**

- Oak Ridge & Fox – Prairie project (will finish project fall 2020)
- Entranceway at Springmill & Greyhound - remove two dead pine trees and replace this fall. Received two new quotes 8-4 (Steve Castle)
- Drywall repair for apartment bathroom 8-19
- Scat Pest Control – removed wasp nest in apartment ceiling and sprayed clubhouse and pool area 8-10
- Replacement cover for sewer drain purchased and installed 8-5
- Furnace filters purchased and replaced 8-5
- 404 Sapphire Dr. – Mailbox question 8-13

#### **Lakes & Dams**

- Replace broken light at Greyhound Pass – working on replacing light 8-12

#### **Snack Shack/Pool – Closed Sept 7<sup>th</sup> for the season**

- Repaired faucet at pool 7-16
- Hamilton County Health Department came out for an inspection 7-20
- Letter sent to resident regarding following all pool rules 8-12

#### **OTHER-NEWSLETTER**

- Per Dave Jacuk with KSN Attorney - COVID signs have been posted at clubhouse 7-22
- Waiting on quote for pool deck stairway (Nelson Construction 8-19 & Render Fence) The Deck Store no bid to busy, North Indy Fence & Deck no bid, Backyard Living no bid custom projects only
- Waiting on quote from Dan Flickenger for asphalt repair at clubhouse July 27 & Aug 1.
- Jayco (Jay) came out to quote clubhouse/apartment leak 7-29. Met with Andrew Dahler with Firm Foundation for a quote 8-14
- Waiting on quotes for painting and wood repair at the clubhouse. Heritage 8-13 quote received, Legacy 8-18, CertaPro and Aztec left message

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

- 3 packets delivered

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

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### **Recreation: David**

- Pool closes Sept 7
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## **Communications: Pat –**

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## **Treasurer: Stephen**

- 1 family on payment plan, 3 others unpaid
  - Fiscal year begins May 1- new report tracks with this in order to show how we are tracking to budget
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## **Vice President: Maggie – Nothing to report**

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## **Social Events: Jen –**

- Splash bash- 125 attendees
  - Moving forward with fall garage sale Sept 11/12
    - Maureen to send announcement to Indy Star using verbiage about requiring masks
    - Residents are hosting garage sales at their own risk
  - New Resident welcome reception September 15, before board meeting
    - Host as Zoom “happy hour” call and invite new residents to stay for board meeting
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## **Directors at Large: –**

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## **Secretary: Emily – Nothing to report**

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## **Planning & Development: Doug**

- Drainage Concerns
    - In a letter dated July 21, 2020, Kenton Ward (Hamilton County Surveyor) stated:  
“We received the draft report on June 22, 2020 and an internal review was done by this office. After said review it was forwarded to the City of Westfield Engineers and Public Works Department on July 16, 2020 for their review. A meeting has been set for the joint discussion of the problem. After the meeting the report will be forwarded to the Drainage Board.”
    - Based on this response, we will wait for the results of the meeting. If nothing is received by October 1, a follow up letter will be sent to Mr. Ward
  - Club House Inspection
    - Based on the recommendations in the inspection report, the smaller repairs are now being completed using our handyman.
    - Larger repairs and those requiring a licensed contractor are being quoted and will be completed in the near future and/or after the pool closing
  - Village Farms Education Foundation
    - The evaluation of the Village Farms Education Foundation feasibility has been completed and is being sent to the board under separate cover. It is recommended the board review the four-page evaluation and consider all implications for moving forward on the foundation. It is hoped the evaluation can then be thoroughly discussed at an in-person board meeting, hopefully in September.
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**Common Property: Steve**

- Removal of pine trees along Spring Mill Rd.
  - All Points Tree Service, Inc. will be doing the tree removal, including grinding the stumps, resulting in a savings of \$2,013. Special thanks to Maureen for doing the legwork with BrightView and the other companies.
  - BrightView will still handle the tree replacement/planting in late summer or early fall.

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**Lakes & Dams: Jeff**

- Light not working on bridge- Maureen following up
- Jeff/Kirk to discuss spillway
- Jeff to follow up with Wes Rood

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**Technology: Dan**



- VF Website uploading access- Emily to upload minutes to Wordpress site
- Email mailing list to be refreshed

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**President: Kirk**

- July minutes approved
- July financials approved
- Blacktop plantings on Oak Ridge dam- September- November- cleanup in various stages
- Fence removal/ replacement on Sapphire Dr/ Victory Ct- Glidden \$15,000; Bullseye- cannot come out until December- quote for \$19,000; Would include removal of old fence. Could be done Sept 21-25
  - This area is supposed to be common ground, but has existed as private property
  - Board voted to take fence out, residents stated that fence was responsibility of board
  - As show of good faith, BOD agrees to replace fence
  - BOD approves Glidden bid

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Secretary Signature		Emily Baker
President Signature		Kirk Farley