

Village Farms Homeowners Association Board Meeting

–September 15, 2020

Call to order: 7:03

Adjourned: 9:02

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

Roll Call:

Kirk Farley	Steve Castle	David Gill
Maggie Browning	Jen Trenner	Dan Traub
Maureen Schriner	Allie Petty Stone	Steve Castle
Doug Holtz	Pat Moyer	Jeff Boller

Absent:

Steve Breslin		
---------------	--	--

Property Manager: Maureen Schriner – Present

Guest Business: Official BOD statement regarding Block Party on Citation ct. available upon request

Attendees: Larry Robinson, Will Mueller, Greg Templeton, Mary Blankmeier, Brad and Julia Yusiewicz, Ben Browning, Linda Bell, Karl Krukenberg, Mike and Tami Jurewicz, John B Mueller, Steve Clark, Karmen Mueller

Property Manager: Maureen

Complaints/Comments/Concern

- 14843 Sulky Way – New patio 8-18 (complete)
- Sapphire Dr. & Victory Ct. the board has approved a new fence to be installed along Sapphire Dr. and Victory Ct. - Glidden Fence Co. 8-19. Project is scheduled late Sept early October 2020
- 15121 Citation – Fence question 8-18 (complete)
- Bench hit by lawnmower- looking into repair

Clubhouse/Apartment/Maintenance

- CertaPro painting to start on clubhouse

Rental Report – Emailed to BOD

Common Ground

- Oak Ridge & Fox – Prairie project - will finish project fall 2020 (Kirk)

- Entranceway at Springmill & Greyhound - remove two dead pine trees (completed 8-28) and replace this fall (Steve Castle)
- Drywall repair for apartment bathroom 8-19, 8-24 and 9-8
- The board approved painting the clubhouse – CertaPro Painters Oct 1, 2020 upgraded paint to Sherwin Williams Emerald \$975 8-26

Lakes & Dams

- Replace broken light at Greyhound Pass 9-3

Snack Shack – Closed

Pool –

- Baby pool repair 2021
- New pool fence 2021

OTHER-NEWSLETTER

- Received quote for pool deck stairway Nelson Construction 8-30. Board if you have not yet voted with Nelson Construction please do so. So far I have received a response from Doug, Jennifer and Patrick. 9-4; Received quote from Jeff Boller's contractor as well. Roughly a difference of \$100; Board votes to move forward with Nelson
- Waiting on quote from Dan Flickenger for asphalt repair at clubhouse July 27 & Aug 1. Mike May with May Sealing quoted project patching asphalt 8-30
- Jayco (Jay) came out and quoted the clubhouse/apartment leak 7-29. Met with Andrew Dahler with Firm Foundation (would not give a price without opening up the drywall. Approved the quote with Jayco 9-1
- Placed ad in the Indy Star for the VF Garage Sale Sept 11th & 12th (complete)

Office Information – Welcome Packets

- 4 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD

Recreation: David

-
-

Communications: Pat –

- Nextdoor: remember that all comments posted on Nextdoor represent the board, please be respectful with comments to other members
 - Maggie to pass communications role to Pat
-

Treasurer: Stephen

- August Financial Report sent to BOD.
 - Collection of regular assessments: 3 residents unpaid- 2 on payment plan.
 - Cash and certificates as of August 31, 2020 of \$963,845.
-

Vice President: Maggie

- Social media reminders
-

Social Events: Jen –

- Halloween party- won't likely happen indoors; Distanced trunk or treat an option
-

Directors at Large: –

Secretary: Emily –

Planning & Development: Doug **Village Farms Drainage Concerns**

- This item is still in process. Based on the response noted in the last report, we will wait for the results of the meeting between the county and city. If nothing is received by October 1, a follow up letter will be sent to Mr. Ward, Hamilton County Surveyor.
- Doug to reach out to Wes Rood informally to see where the issue stands

Clubhouse Inspection Report

- 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 will be completed soon. The clubhouse will be repainted starting October 1.

Village Farms Education Foundation

- The evaluation of the Village Farms Education Foundation feasibility has been completed and was sent to the board. The board has now had one month to consider the four-page evaluation and all implications for moving forward on the foundation. At this point, the proposal is open to discussion and further consideration.
 - We will not be using homeowners dues to fund this foundation; Instead it will be funded by tax-deductible donations, grants, etc.
 - Cost to set up 501(c3)- without attorney <\$750, with attorney could get much more costly
-

- Survey to be sent out to village farms residents to determine interest both in funding the scholarship and volunteering to participate on the board: Motion passed to move forward with survey
 - Village Farms plan: Community engagement and branding aspects both included in this initiative; Money raised through community activities
-

Common Property: Steve

- Update - As mentioned in Maureen's report for September, on 08/28 All Points Tree Service, Inc. removed the two pine trees at Spring Mill and Greyhound. BrightView will replace/plant with smaller healthy 7' to 8' Norway Spruce trees this fall at a cost of \$1,573.97.
 - Reminder - Earlier this summer I spoke with the Board about putting additional beds along the fence on the west side of the tennis/pickle ball courts along Adios Pass. These beds would be planted and maintained by BrightView, and be similar in plantings and in size to the beds they installed on the north side of the pool parking lot along Greyhound Pass. We are expecting this will be included in our budget for next year, so I am mentioning it again here in September so that it doesn't fall by the wayside. I have included the information on this project on the following pages as provided by BrightView.
 - Entranceways: 146th /Sapphire and Adios Pass entryways to be updated
 - Super Star and Oak Ridge pine trees: Resident concern of tree blocking the sidewalk: Suggestion to reach out to City of Westfield for recommendation- Steve Castle to reach out to Jonathan Nail
 - Stone retaining wall by clubhouse (near volleyball court) in disrepair: Kirk to forward contact information to Steve for contractors to get estimates
-

Lakes & Dams: Jeff

- Update on bridge light- has been repaired; Broken glass on light on Greyhound bridge- Jeff/Maureen to check on replacing with plexiglass
 - Update on Greyhound Pass bridge and Oak Ridge concrete- Jeff spoke with Wes Rood: Neither project needs to be addressed at this point
 - Update on upper dam spillway- Study done by Kent Ward: Recommendation to change shape of spillway- Jeff looking into estimate for fixing deterioration
 - Fish study done last year on fish population-
 - Resident recommendation from Steve Clark to build structure in the lakes: Spider blocks- inexpensive way to create structure in lake
 - Jeff to work with Steve on evaluating environmental impact of the project
-



Technology: Dan

- Mailing list refresh: Dan to send to Maureen
 - Social Media presence: Board presence on Nextdoor-
 - Proposal- Have a formal 'lead' and invite neighbors to participate in order to help moderate content-Currently Dan Traub and Beth Weingart
 - Look into common account in order to have an "official" voice of VF BOD
-

- Dan to send out Nextdoor lead proposal to BOD
-

President: Kirk

- August minutes approved
- August financials approved
- Prairie grass project
 - Official communication regarding to project sent from Kirk to VF residents last week
 - Due to be mowed this month, lawn to be enhanced, sculpting to be done around grass areas, wildflowers to be added for additional color; Completion date of mid-October

Secretary Signature		Emily Baker
President Signature		Kirk Farley