

Village Farms Homeowners Association Board Meeting –October 20, 2020

Call to order: 7:05pm

Adjourned: 7:52pm

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

Roll Call:

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| Maggie Browning | Doug Holtz | |
| Jeff Boller | David Gill | |
| Emily Baker | Stephen Breslin | |
| Steve Castle | | |

Absent:

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| Kirk Farley | Jen Trenner | Pat Moyer |
| Allie Petty-Stone | Wes Piggott | Dan Traub |

Property Manager: Maureen Schriener – Present

Guest Business:

- Karl Krukenberg- dam study
- Jill Olecki (336 Abbedale)- fence along Springmill; Maureen to email Jill. Strip of grass is County property, fences along Abbedale ct is up to resident to put in. 15’ easement along back of property
- Paul Leahy (525 Fox Lane)- Willow tree fell into upper lake. In process of cleaning this up
- Mary Blankmeier
- Jim Collins- higher end street signs; VF HOA would have to take on entire liability of signs. Very expensive due to the number of streets and how often signs have to be replaced
- Matt LaPaglia:
 - *Scholarship funds - where will they come from?* All donation
 - *Clubhouse use capacity?* Social distancing and masking recommended per VF BOD, up to resident to enforce. Max capacity is 150, but we are suggesting 50-60

Attendees: Ben Browning, John Mueller, Bobby Grangier

Property Manager: Maureen

Complaints/Comments/Concern

- 222 Kerry Ct. – trash cans, tree limbs and trailer 10-1

Clubhouse/Apartment/Maintenance

Rental Report – emailed to BOD

Common Ground

- Oak Ridge & Fox – Prairie project - will finish project fall 2020 (Kirk)
- Entranceway at Springmill & Greyhound - replace two trees this fall (Steve Castle)
- Painting the clubhouse – CertaPro 10-9 (complete), Window and post also replaced
- Nelson Construction – pool deck stairwell, project started week of 10-23
- Asphalt repair at clubhouse - Mike May with May Sealing (budget)

- Clubhouse/apartment water issue – Jaco came out 10-9 and waterproofed corner of clubhouse (complete)
- Fence along Sapphire has started construction

Lakes & Dams

- Fish restocking 10-13 (complete)

Snack Shack and Pool – Closed

Pool –

- Baby pool repair spring 2021 – John Pyle will repair and repaint baby pool at no cost to Village Farms.
- New pool fence 2021 (budget)

Office Information – Welcome Packets

- 3 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD

Other

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Recreation: David

- Nothing to report
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Communications: Pat –

- Maggie to turn over responsibilities to Pat
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Treasurer: Stephen

- Peterson 1270 E. Greyhound Pass was removed from our HOA and Condo Manager 10-14-20
 - September Financial Report sent to BOD
 - Fiscal year (beginning May 1st) Budget to Actual Analysis attached for review.
 - Cash and certificates as of September 30, 2020 of \$948,402.
 - CD expiring: 85 basis points for new CD
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Vice President: Maggie –

Social Events: Jen –

- Halloween goodie bags to be distributed at the Clubhouse from 1-4pm
 - Guests must RSVP before October 28
 - Masks will be required
 - Zoom with Santa
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Directors at Large: –

Secretary: Emily –

Planning & Development: Doug

- Village Farms Drainage Concerns
 - Letter received back from Wes Rood- Sent to VF BOD for review
 - As noted, it appears many Village Farms residents have contributed, in one degree or another, to the drainage issues in Village Farms. As a result, we will continue our efforts in working with Hamilton County for a resolution to this issue. Also, any resident who may be contributing to the drain blockage should take steps to rectify any contributing impediments to proper drainage
 - Clubhouse Inspection Report
 - The clubhouse has been repainted and corresponding building repairs needed prior to painting have been completed. The north exterior exit stairway is to be replaced by November 1
 - Village Farms Education Foundation
 - The resident survey draft for the Village Farms Education Foundation feasibility was completed and was sent to the board for their opinion and any suggested modifications. I am somewhat disappointed in that only two responses were received leading me to question the timing of the possible foundation launch. If the board is supportive, the draft can be released to the Directors of Technology and Communication for release
 - Resident question: Will seed money also come from voluntary contributions? Seed money is expected to be less than \$700 for attorney fees to file- to be repaid by voluntary donations
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Common Property: Steve

- Update – BrightView
 - Entrance Plantings & Tree Replacements:
 - Spruce trees have been delivered to BrightView for Spring Mill & Greyhound. BrightView expects to schedule for planting this week
 - Plants have been delivered for entrance renovations, except for False Cypress shrubs (working on sourcing). Scheduled for this week/next week
 - Still no delivery date for Arborvitae at pool. Due to height, had to source from Ohio. BrightView will get back to the source for possible delivery date
 - Warranty/Repair Items:
 - Most plants from spring are in good condition. A couple of Little Quick Fire Hydrangea and False Cypress under tree cover didn't get fully established. BrightView will get them replaced this week.
 - The Astilbe at Fox and Superstar were the questionable plants. Those areas are half shade/ half sun so finding a type that loves both is tough. The crews already cut them down for the winter, so it's hard to tell their status. BrightView proposes we wait until spring and see what pops back and get a good game plan at that time. (they will still cover warranty)
 - Bench - Ryan with BrightView left a VM and call back number for BSN Sports last week and never heard back. He will get back with them and see if the needed part can be ordered
 - Maintenance Items:
 - The BrightView crew reported there are a lot of leaves falling in the yard at the house at Greyhound and Spring Mill (south side). They have been asked to aim chutes away from yard for a couple passes to eliminate any issues
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- Most perennials are being cut back right now in prep for fall/winter
- Update - Stone Wall Repair
 - After a great deal of effort, meeting with a few contractors (some of whom would not provide an estimate, and some of whom refused to call back after evaluating the wall) Maureen was finally able to obtain the following two bids:
 - Oasis outdoor living & Landscapes: \$5,585.91
 - BrightView: \$2,542.18
 - Board approves using BrightView
- Corner of Superstar and Oak Ridge: Steve Castle to follow up

Lakes & Dams: Jeff



- Resident Steve Clark and his father in law built and put in artificial structure for our lakes: 20 spider blocks in upper lake; discussing adding these blocks to middle and lower lakes

Technology: Dan

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President: Kirk

- September Meeting minutes approved
- September financials approved
- Prairie grass: Williams Creek mowed, over seeded with perennial wildflowers, 1200 plugs, reworked soil; Cut wildflower prairie grass back and seeded
 - Resident question (Mary Blankmeier): What was investment on latest plugs, seeding, etc.?
 - Part of what we previously invested in project

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| Secretary Signature |  | Emily Baker |
| President Signature |  | Kirk Farley |