

Village Farms Homeowners Association Board Meeting– November 17, 2020

Call to order: 7:03pm

Adjourned: 7:58pm

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

Roll Call:

Jen Trenner	Doug Holz	Patrick Moyer
Allie Petty-Stone	Kirk Farley	Dan Traub
Maureen Schriener	Jeff Boller	Steve Castle
Stephen Breslin	David Gill	Westin Pigot
Maggie Browning		

Absent:

Emily Baker		
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Property Manager: Maureen Schriener – Present

Guest Business:

Attendees: Karl Krukenberg, Larry Robinson, Greg Templeton, Ben Browning, Tom Gentry

Property Manager: Maureen

Complaints/Comments/Concern

- 222 Kerry Ct. – trash cans, tree limbs and trailer 11-11 (complete)
- 1125 E. Greyhound Pass – yard needs work (leafs) 11-10

Clubhouse/Apartment/Maintenance

- Scat Pest Control 11-9
- Detail cleaning of the clubhouse upper and lower 11-7

Rental Report – Sent to BOD

Common Ground

- Entranceway at Springmill & Greyhound - replace two trees this fall (complete) 10-23
- Entranceway at Sapphire Dr. & 146th and Adios & 146th (complete) 10-30
- Barthuly Irrigation – sprinkler system winterization (complete) 10-2
- Arborvitae replace at pool (complete) 11-13
- Playground mulch, volleyball sand, bench cap, retaining wall (complete) 11-10
- Fence replaced Sapphire Dr. & Victory Ct. (complete) 11-6
- Nelson Construction – pool deck stairwell project (complete) 10-26

Lakes & Dams

- No new business to report

Snack Shack & Pool– Closed

- Baby pool repair spring 2021 – John Pyle will repair and repaint baby pool at no cost to Village Farms
- New pool contract 2021, 2022 and 2023

OTHER

- New pool fence 2021 – Gliden (budget)
- Asphalt repair at clubhouse - Mike May with May Sealing (budget)
- Tennis courts resurfaced (budget)
- Landscaping project at Adios by tennis courts (budget)

Office Information – Welcome Packets

- 2 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD

Recreation: David

- No new business to report
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Communications: Pat –

- No new business to report
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Treasurer: Stephen

- October Financial Report attached for review.
 - Fiscal year (beginning May 1st) Budget to Actual Analysis attached for review.
 - Cash and certificates as of October 31, 2020 of \$909,405.
 - Please begin to identify budget requests for fiscal year 2021-2022
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Vice President: Maggie –

- No new business to report
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Social Events: Jen –

- Zoom with Santa! December 12 4:00-7:00pm
 - Will take place instead of our normal Christmas party due to Covid 19
 - Sign up for 5 minute time slots with your email address
 - Sign-up genius to be sent by communications team
 - Craft fair will be cancelled due to Covid 19
 - Communications team: Please update both the Christmas and Craft fair events on VF website so as not to cause resident confusion
 - Halloween event went well
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Directors at Large: –

Secretary: Emily –

- No new business to report
-

Planning & Development: Doug

Village Farms Drainage concerns

- A follow up letter requesting a status update has been sent to the Hamilton County Surveyor and to the Hamilton County Commissioners. A follow up on the status of the drainage concerns will be made in the early spring if no response is received.
- As a recurring suggestion, it appears many Village Farms residents have contributed, in one degree or another, to the drainage issues in Village Farms. Any resident who may be contributing to the drain blockage should take steps to rectify any contributing impediments to proper drainage
- Karl Krukenberg discussed adding additional drainage points at Amkey and Adios Pass

Clubhouse Inspection Report

- All clubhouse repairs and painting have been completed. Many thanks to Maureen for spearheading the efforts to complete all work before the end of the year

Village Farms Education Foundation

- The resident survey for the Village Farms Education Foundation feasibility was sent to the directors of communication and technology for resident distribution after the last board meeting. The survey distribution is outstanding at this time
- Resident survey- method of distribution being looked at by Dan and Pat

Common Property: Steve

- Stone wall repair- Complete
 - Now includes proper drainage behind wall
- New sand at volleyball court, new mulch on playground
 - As provided in our contract with BrightView
- Resident concern- Oak Ridge/ Super Star

Lakes & Dams: Jeff



- Spider blocks installed in upper lake
- Christmas tree structure project in lower and middle lakes

Technology: Dan

- No new business to report

President: Kirk

- October Minutes approved
- October financials approved

Secretary Signature		Emily Baker
President Signature		Kirk Farley