

Village Farms Homeowners Association Board Meeting

–February 16, 2021

Call to order: 7:28pm

Adjourned: 8:53pm

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

Roll Call:

Kirk Farley	Stephen Breslin	Steve Castle
Dan Traub	David Gill	Allie Petty-Stone
Jeff Boller	Doug Holtz	
Pat Moyer	Jen Trenner	

Absent:

Maggie Browning	Weston Piggot	
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Property Manager: Maureen Schriener – Present

Guest Business:

Attendees: Kirk Fosnaugh

Mike Swanton

Greg Templeton

Kate Snedaker

Larry Robinson

Fran Pawlowski- Are we still having garage sale? As of now, yes

Mary Blankmeier- When will elections be? Will come with proxy in March; Difference between running for board and officer: Board members elected by community, officers elected by board; Question on who is at the end of their three-year term: David Gill and Jeff Boller

Property Manager: Maureen

Complaints/Comments/Concern

- 14818 Senator Way – Fence replacement 1-21

Clubhouse/Apartment/Maintenance

- Remove wallpaper and paint lower level girls bathroom (complete) 2-5
- Luminocity – landscape lighting at the clubhouse (quote) Dec 2020. Meeting Diamond Landscape Lighting 2-17 for a second quote.

Rental Report – emailed to BOD

Snack Shack & Pool –

- Received food permit from Hamilton Co. Health Dept for snack shack 2-8
- Baby pool repair – John Pyle will repair and repaint the baby pool at no cost to Village Farms (spring 2021)
- Pyle's Pools – three-year contract 2021, 2022 and 2023

OTHER-Budget 2021

- New pool fence – Glidden received a quote. Waiting on a quote from Draper Fence (Pete) 2-2
- Paint pool house inside and out, wood stairwell and shed – Certa Pro 10-29 (budget)
- Asphalt repair at the clubhouse - Mike May with May Sealing (budget)
- Tennis courts resurfaced (budget) 2021 or 2022?
- Landscaping project at Adios by tennis courts (budget)
- Flag Pole (budget)
- Landscaping Lighting at the clubhouse (budget)

Office Information –

Welcome Packets

- 1 packet delivered

Mailers

- Will go out in March, instructions on website as well

Transfer Letters/Closing Letters – emailed to the BOD

Recreation: David

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Communications: Pat –

Open Items Next Newsletter (Jan/Feb 2021)

- Sent out approved minutes with the agenda each month
- Are residents interested in joining the board? Please email propertymanager@thevillagefarms.com
- Social-If you are interested in helping with Village Farms events for 2021 please contact Jennifer Trenner social@thevillagefarms.com (Easter Egg Hunt, Fishing Tournament, Splash Bash, Kids Halloween Party, Kids Christmas Party....)
- (Safety Issue) When walking or running in Village Farms at dark please wear a reflective vest or light.
- (Covenants and Restrictions) Please look around your yard and see if there is anything that your neighbors are looking at that can be stored in a shed or garage (trash cans, ladder...).
- (Covenants and Restrictions) Article V Section 3. Animals – No animals shall be kept or maintained on any lot in the Development, except the usual household pets, and, in such case, such household pets shall be kept reasonably confined so as not to become a nuisance. No chickens and ducks.

Treasurer: Stephen

Open Items

- 2021-2022 budget for the annual mailing (March 2021)
- The statement with dues increase (March 2021)

January Financial Reports sent to BOD

Contract (3 years) with Pyles Pools executed

Vice President: Maggie – No new business to report

Social Events: Jen – Garage sale still on; Easter egg hunt TBD at this time

Directors at Large: –

Secretary: Emily – No new business to report

Planning & Development: Doug

Village Farms Drainage Concerns

- No change since the last report

Village Farms Education Foundation

- No change since the last report. The resident survey for the Village Farms Education Foundation feasibility is awaiting resident distribution by the director of technology since our October board meeting
- Doug to withdraw from leading this effort

Clubhouse Flag Installation

- In an effort to continue improvements to the clubhouse grounds and social branding of Village Farms, it is recommended the board approve the installation of a flagpole at the entrance to the clubhouse as budgeted for the 2021-2022 association year. A quote for a 25' tall aluminum and illuminated flagpole with external rigging and a 4' X 6' U.S. flag has been received for \$3,467. A second quote has been received for a 25' tall pole with interior rigging (theft proof) and a 5' X 8' US flag for \$4,473. The second quote is being recommended due to:
 - The exterior rigging (halyard) system is theft proof as all adjustments are made through a locked door.
 - Lifetime shaft warranty; one year parts warranty.
 - The company is local and provides repair service if needed.
- A motion for approval of the recommended quote is sought. - ***Motion carries***
- Location will be outside the entrance of clubhouse where it meets the circle
- Not recommended by vendor to fly a Village Farms flag in addition to the American flag due to the increased weight

Village Farms Resident Memorial

- Upon the death of our fellow board member, Tom Fredrickson, the homeowner's association memorialized his dedicated service to the Village Farms community with a permanent bench located on the Oak Ridge Road dam. Recognizing the possible desire of family and friends to similarly memorialize departed Village Farms residents, the following proposal is submitted for the boards consideration to be further discussed and voted upon at the March meeting:
 - Association owned common ground property locations should be identified at lake or walking path locations throughout the community suitable for the installation of a
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bench and/or covered swing each installed on a concrete pad. Each bench or swing would include a brass plaque with an appropriate dedication message.

- The memorial would be individually approved by the board and be completely funded by the party requesting the memorial bench or swing. The exact final cost of the bench or swing would be determined at the time of the request. At this time, the expected cost of an installed bench is approximately \$800-1,000; a swing is \$1,500-2,000.
- Ownership of the bench or swing would be given to the Village Farms homeowner's association by the requesting party. The association would then be responsible for its upkeep and maintenance.
- The installation of the bench or swing would be completed by an outside contractor.
- An appropriate article recognizing the memorial opportunity would be included in each Village Farms newsletter.
- The benefits of this proposal to Village Farms are:
 - Family and friends have an opportunity to provide a long-lasting memorial to a departed Village Farms resident.
 - There is no initial cost incurred by the homeowner's association.
 - The memorial provides lakeside and walkway seating for Village Farms residents.
 - The addition of swings and benches add value to the Village Farms community.
- The costs of this proposal to Village Farms are:
 - The additional future upkeep and maintenance costs of the benches and swings. This could be limited time-wise in the agreement with the donor.
 - The possible increased cost of property insurance for the benches and swings.
- Photographs of a similar type of proposed bench and swing have been included with the distribution of this board report

Common Property: Steve

- No new business to report
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Lakes & Dams: Jeff

Open Items

- Jeff – did the glass get replaced in the light at Greyhound? (Nov 2020)
 - Jeff – rip rap at Adios and clubhouse (Jan 2021)
 - Two broken lights at Greyhound Pass (see photo).
 - Should we replace lights \$180 each. This is the third replacement light since July 2019. The discussion whether we continue to replace broken lights or take the lights down.
 - The city will not be responsible to replace
 - Does the lighting enhance the area?
 - Vandalism, broken glass, landscapers, and snowplows
 - Is it worth the replacement cost
 - Fixing the Lights- Weight of snow broke 2 lights, may look into different types of lights
 - Member question about the depth of the lower lake and dam obstruction
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Technology: Dan



Open Items

- Dan – did you updated the rental contracts on the VF website?
 - Social dates added to the VF website calendar
 - Update Mail Chimp addresses
 - Scholarship survey- on hold
 - Proxy and information sheet will be up in March
 - Dan, Pat, and Westin - meet to go over communication?
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President: Kirk

Open Items

- January Minutes approved
 - January Financials approved
 - Village Farms trademark
 - President letter for the annual mailing (March 2021)
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Secretary Signature		Emily Baker
President Signature		Kirk Farley