

Village Farms Homeowners Association Board Meeting

–March 16, 2021

Call to order: 7:02pm

Adjourned: 7:54

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

Roll Call:

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

Absent:

David Gill		
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Property Manager: Maureen Schriner – Present

Guest Business:

Attendees: Jennifer Ludlam, Greg Templeton, Bonnie Robinson

Property Manager: Maureen

Complaints/Comments/Concern

- 15139 Derby Ct. – garden 2-28-21

Clubhouse/Apartment/Maintenance

- Luminocity – landscape lighting at the clubhouse (quote) Dec 2020. Diamond Landscape Lighting 3-1 for a second quote. I asked both companies to set up a display. I am waiting on dates and times.
- Scat Pest Control 3-1 (complete)

Lakes & Dam – Open Items (Jan/Feb/March 2021)

- Glass replaced in the light at Greyhound
- Jeff – rip rap at Adios and clubhouse (Jan 2021)
- Two broken lights at Greyhound Pass. Ordered two replacement lights 2-22

Pool –

- Received food permit from Hamilton Co. Health Department for snack shack 2-8
- Received pool permit from Hamilton Co. Health Department 3-10
- 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 signed for 2021, 2022 and 2023
- Working with VFST on how to move forward with the swim team this summer 3-11

Office Information – Welcome Packets

- 1 packet delivered

Transfer Letters/Closing Letters – emailed to the BOD

- Mailers going out this week
 - Please mail in proxy, pool card and dues ASAP, Proxy before April 20 board meeting

Other

- Board member recruitment- If interested in becoming board member email... and join us on April meeting
 - New pool fence – Glidden will replace the pool fence March 2021
 - 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) 2022
 - Landscaping project at Adios by tennis courts (budget)
 - Flag Pole is scheduled for April 2021
 - Landscaping Lighting at the clubhouse (budget)
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Recreation: David

- No new business to report
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Communications: Pat –

- 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.
 - **PLEASE FILL OUT YOUR PROXY AND POOL CARD AND MAIL BACK TO VILLAGE FARMS PO BOX 717 WESTFIELD, IN 46074**
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Treasurer: Stephen

- February Financials Approved
- Budget will be in the mailer

- Current year- coming in under budget- this will go into our reserves
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Vice President: Maggie – No new business to report

Social Events: Jen –

- Easter egg hunt Saturday, March 20
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Directors at Large: – Allie Petty-Stone stepping down from board after 13 years

Secretary: Emily – Nothing new to report

Planning & Development: Doug

Clubhouse Flag Installation

- In an effort to continue improvements to the clubhouse grounds and social branding of Village Farms, the board has approved the installation of a flagpole at the entrance to the clubhouse as budgeted for the 2021-2022 association year. The installation date of the 25-foot flagpole will be determined in the near future once schedules are set.

Village Farms Resident Memorial-

Board moves to approve this project

- 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 a motion from the board and its subsequent approval:
 - Association owned common ground property locations should be identified at lake or walking path locations throughout the community suitable for the installation of a 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:
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- 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 were included with the February board report

Common Property: Steve

- Working on project to improve/repair area around clubhouse, broken railroad ties, missing stones, etc
 - Will go into budget for next year, potentially combined with tennis court repaving
- New beds by tennis courts

Lakes & Dams: Jeff



- Lights redistributed at the bridge
- Glass panels will be changed to plexiglass as needed

Technology: Dan

- Egg Hunt p
- Minutes up to date on Website
- Covenants, Bylaws and Policies page updated
 - Searchable versions uploaded
 - Updated bylaws added
- Annual meeting minutes, proxy statement, budget, president's letter will be added to website

President: Kirk

- Village Farms trademark – Tanner is working on this 2-25

Secretary Signature		Emily Baker
President Signature		Kirk Farley

