

# Village Farms Homeowners Association Board Meeting

## April 20, 2021

**Call to order:** 8:08pm

**Adjourned:** 8:58pm

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

### Roll Call:

Maggie Browning	Dan Traub	Jennifer Trenner
Emily Baker	Stephen Breslin	Kirk Farley
Patrick Moyer	Westin Bigott	Tracy Toombs
Steve Castle	Jennifer Barents-Froman	Rebekah Meldrum
Tiffany Liss		

### Absent:

David Gill		
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**Property Manager:** Maureen Schriener – Present

### Guest Business:

#### Attendees:

Greg Templeton  
John Mueller  
Neil Schneider  
Kurt Bunnell  
Marla Richardson  
Patty Beam  
Mary and Dan Blankmeier  
Bekah Krukenburg  
Bobby Grangier  
Ben Browning

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### Property Manager: Maureen

#### Complaints/Comments/Concern

- 102 Senator Way – tree house/clubhouse 3-26
- 14818 Sulky Way – duck 3-25 (completed)
- 118 Admiral Way – fence 3-25
- 15 West Greyhound Pass – fence 3-22
- 109 Senator Way – fence 3-19
- 15105 Goodtime Ct. – home remodel 3-16
- 534 Worth Ct. – expanding driveway 3-26
- 14909 Amkey Ct. – tree 3-29
- 45 Admiral Way – fence 3-29
- 14904 Sulky Way – shed 3-29
- 14752 Adios Pass - fence 3-30

- 23 Senator Way - fence 3-30
- 1132 Greyhound Pass – speed on Greyhound Pass 4-2
- 15108 – Count Fleet Ct. – Resident name change in CM 4-3
- 47 Greyhound Pass – metal roof 4-6
- 20 Sherry Ct. – Question regarding Shoreway - Pulte subdivision 4-7
- Shoreway will not be a through street to the new Pulte subdivision

### **Clubhouse/Apartment/Maintenance**

- Luminocity – landscape lighting at the clubhouse. Luminocity will set-up a light display at the clubhouse on 3-29 8:30pm. Diamond Landscape Lighting will set-up a light display at the clubhouse on 4-19

**Rental Report** – emailed to BOD

### **Common Ground**

- Brightview – Adios landscaping project. Brightview will schedule

### **Lakes & Dams**

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### **Snack Shack – Closed**

### **Pool – Closed**

- 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)
- Working with VFST on how to move forward with the swim team this summer 3-11
- Meet with Jason w/Pyle’s for a walk through 4-2

### **OTHER-Budget 2021**

- New pool fence – Glidden will replace the pool fence 3-26 (complete)
- Paint pool house inside and out, wood stairwell and shed – Certa Pro will start projects in May 2021
- Asphalt repair at the clubhouse - Mike May with May Sealing (budget)
- Tennis courts resurfaced (budget) 2022
- Flag Pole is scheduled for April 2021 (budget)
- Landscaping Lighting at the clubhouse (budget)

### **Office Information – Welcome Packets**

- 1 packet delivered

**Transfer Letters/Closing Letters** – emailed to the BOD

### **OPEN ITEMS**

- Lakes & Dam – Open Items (April 2021)
    - 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. Did you try the solar lights?
  - IT – Open Items (April 2021)
    - Dan – did Mail Chimp get updated?
    - Dan, Pat, and Westin - meet to go over communication?
  - Kirk Farley – Open Items (April 2021)
    - Village Farms trademark – Tanner is working on this 4-7
  - Communication Open Items – Pat Moyer - Next Newsletter (Jan/Feb/March/April)
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- Sent out approved minutes with the agenda each month
  - Are residents interested in joining the board? Please email [propertymanager@thevillagefarms.com](mailto:propertymanager@thevillagefarms.com)
  - Social-If you are interested in helping with Village Farms events for 2021 please contact Jennifer Trenner [social@thevillagefarms.com](mailto: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 SEND IN YOUR HOA DUES PAYMENT AND POOL CARD AND MAIL BACK TO VILLAGE FARMS PO BOX 717 WESTFIELD, IN 46074**
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#### **Recreation: David**

- No new business to report
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#### **Communications: Pat –**

- No new business to report
  - Open items: See above
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#### **Treasurer: Stephen**

- March Financial Reports sent to BOD for review
  - Fiscal year (beginning May 1st) Budget to Actual Analysis (through March 31, 2021) sent to BOD for review.
  - Need a third check signer to replace Doug
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#### **Vice President: Maggie –**

- No new business to report
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#### **Social Events: Jen –**

- Spring Garage sale: May 7-8
    - Indy star listing posted
  - Fishing tournament
  - Splash bash will likely happen, with tweaks for distancing
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#### **Directors at Large:**

- No new business to report
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#### **Secretary: Emily**

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- No new business to report
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### **Planning & Development: Doug**

- Doug Holtz stepping down, Emily Baker assuming role
  - No new business to report at this time
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### **Common Property: Steve**

- *Photos emailed to BOD and available upon request*
  - Spring Prep Completed
    - BrightView has completed the spring cleanup and mulching of all entryway and common ground beds and trees. This is part of their contracted seasonal work
  - New Beds Installed
    - The new beds have been installed adjacent to the tennis courts along Adios Pass
  - Rotting Landscape Timber Replacement
    - Problems with the landscape timbers containing the soil for the arborvitae trees on the Adios Pass side of the swimming pool
    - While it is most likely improbable, if the timbers were to give out completely we could lose part or all of the row of arborvitae. Maureen and I discussed this during our walk around with Rick and Ryan from BrightView, and asked them to get us a bid to replace the rotting ties and rebuild the wall with new ties. Subsequently, they provided us with a bid to rebuild the wall for a cost of \$4,208.56 I recommend that as long as we have money available in the Common Grounds budget, we should have the wall rebuilt. (Please see the attached proposal from BrightView- *sent to BOD, available on request*).
  - Landscape Fix at the Clubhouse
    - During our walk around, Maureen and I also talked with Rick and Ryan about the steeply sloped area on the south side of the porch at the clubhouse. It is currently planted with grass and presents a difficult area to mow and to maintain. We asked BrightView to develop a plan to landscape and mulch that area to match the north side of the porch. They have provided a plan to remove the grass, install fiber, plant ornamental grasses and mulch the area at a cost of \$1,091.73. The work should be completed within the next few weeks.
  - Retaining Wall Rebuild
    - At a previous meeting we talked about the need to rebuild and repair the retaining wall at the south end of the tennis courts along the entrance to the lower parking lot. Many of the top stones have come loose and a number of them have been broken and disappeared. We are also certain that the original drainage system behind the wall is no longer functional. BrightView has also provided us with a bid totaling \$6,154.74 to deconstruct the old wall, dig out and replace the drainage system and rebuild the wall using existing stones. However, this is a project that could be completed next year (2022). (Please see the attached proposal from BrightView)
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### **Lakes & Dams: Jeff**

- No new business to report
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- Open items: See above
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**Technology: Dan**

- No new business to report
  - Open items: See above
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**President: Kirk**

- No new business to report
  - Open items: See above
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Secretary Signature		Tiffany O. Liss
President Signature		Kirk Farley