



**The Village Farms  
Homeowners  
Association Board  
Meeting**

**Tuesday, May 18, 2021,\***

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

**Call to Order: 07:02 pm EST**

- **President Voted: Kirk voted to retain his seat.**
  - **Vice President: Maggie will remain Vice President.**
  - **Emily – Second**
  - **All Motion – “I”**
- Silent Ballot – Confirmed**

**Adjourned:** David Gill voted to Adjourn – all voted in favor - **8:16 pm EST**

**Roll Call:** Dan Traub IT – Jennifer Trenner Social – Jennifer Froman At Large Steve Castle Common Grounds

Name:	Title:
Rebekah Meldrum	At Large
Tiffany Liss	Secretary
Kirk Farley	President
Emily Baker	Planning and Development
Maggie Browning	Vice President
David Gill	Recreation
Maureen Schriener	Property Manager
Tracey Toombs	At Large
Westen Pigott	At Large
John Mueller	Lakes and Dams
Patrick Moyer	Communications
Steve Breslin	Treasure
Steve Castle	Common Grounds

**Absent:**

Name:	Title:
Pat Moyer	At Large

Page Break

- **Motion to Approve the Minutes: ALL**
- **Financials for April 2021 Approved: Presented by Stephen - ALL Approved, Motion Carried by Kirk**



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- **Questions on Zoom:**

**Guest Business / Attendees:**

Name:	In Person/Virtual	Address:	Comment:
Per Rebecca: Sonya Johns	N/A		Bike Parade Email to Rebecca forwarded to Trenner.
Kate Snedeker	Zoom	Amkey Way	
Stephen Breslin			
Mike Jurewicz			
Kate Sned			
John			
Greg Templeton			
Ben			
Maggie Cordaro			
Jennifer			
Ron Liss			
Bob Schriener			
Sam Bonvillian			

**Property Manager:**

Maureen Schriener  Present

- Pool rules were sent out and at this time we are only allowing residents no guests for the first couple of weeks so we can keep the pool at capacity. Tables & chairs have been set out and we are expecting a busy Memorial Day weekend. Last year we paid for an extra guard to help with added COVID tasks for \$4,000. This year we are back to three guards and we ask everyone to please follow all pool rules. Thank you! Our capacity is 133
- Pool house painted. Snack shack, guardhouse complete.
- Baby pool, warranty repaired and painted this past weekend.
- Pool cards, needed with HOA Dues. Please pay your dues if you haven't already. Late payments will go out in June 2021
- Pool rules sent 5/6.
- The new flagpole at the clubhouse – please check out.
- Lights going in 6/23 and 6/24.
- *(Saturdays and Sundays in 2020 we were at capacity for pool residents).*
- *After June 5<sup>th</sup> we can reassess the rules, sitters, nannies, etc. for visitors – we never turned away last year that called beforehand if they had a visitor. We just do not want to turn the pool open to 800+ visitors.*

Q - Rebecca – children 12 and up can go to the pool without a parent or guardian

A - Yes - Maureen



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**Complaints / Comments / Concerns**

- 219 Admiral Way – car parked on grass 4-16 (completed)
- 300 E. Greyhound Pass – tennis court/swim lesson 4-16
- 15257 Dan Patch Ct. – playhouse 4-16 (completed)
- 14915 Senator Way – fence placement 4-14
- 15208 Roman Ct. – trailer and camper 4-14 and 4-23
- 14927 Mercury Ct. – fence placement 4-13
- 15206 Count Fleet Ct. – fence placement 4-9
- Oak Ridge Rd. – fence placement 4-19
- 116 W. Greyhound Pass – speeding in VF 4-20
- 14940 Senator Way – fence placement
- 14636 Adios Pass – siding questions 4-20
- 31 E. Greyhound Pass – camper and car with a flat 4-23
- 620 McNamara Ct. – fire pit and deck 4-24
- 217 W. Admiral Way S. - roof and siding 4-24
- 15208 Roman Ct. – camper and trailer 4-26
- 15127 Count Fleet Ct. – mailbox 4-27
- 597 McNamara Ct. – fence 4-27
- 601 Greyhound Pass – privacy fence 4-27
- 14939 Mercury Ct. – fence 4-28
- 636 Worth Ct. – solar panels 4-28
- 15008 Shoreway E. Dr. – solar panels 5-7
- 14704 Victory Ct. – house paint color 5-11
- 488 Sapphire Dr. – shingle color 5-13

**Clubhouse**

**Clubhouse/Apartment/Maintenance**

- Luminosity landscape lighting at the clubhouse
  - The board voted 12 – 0 for Luminosity
- Hayes Roofing Company came out and looked at the clubhouse roof and decided no damage accrued during the storm in March 2021.

**Rental Report**

- Emailed to BOD

**Common Ground**

- Brightview – Adios landscaping project (completed April 2021)
- Brightview – Clubhouse landscaping project (completed May 19, 2021)

**Lakes & Dams**

- John – rip rap at Adios and clubhouse
- Jeff Boller - Did you try the solar lights?



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**Snack Shack - Closed**

**Pool**

- Baby pool repair
  - John Pyle will repair and repaint the baby pool at no cost to Village Farms (completed)
- Working with VFST on how to move forward with the swim team this summer 4-28
- Pool rules sent out with VF Newsletter May 6<sup>th</sup> Hamilton Health Dept.

**OTHER-Budget 2021**

- Paint pool house inside and out, wood stairwell, and shed – CertaPro May 2021
- Asphalt repair at the clubhouse - Mike May with May Sealing (budget)
- Tennis courts resurfaced 2022 (budget)
- The flagpole is scheduled for May 25<sup>th</sup> (budget)
- Landscaping Lighting at the clubhouse May 2021 (budget)

**Office Information**

**Welcome Packets**

- 2 packets delivered.

**Transfer Letters/Closing Letters**

- Emailed to the BOD

**OPEN ITEMS**

**IT – Open Items (May 2021)**

- **Dan** – did Mailchimp get updated? Mailchimp will be updated beginning of June
- **Kirk Farley** – (April 2021)
  - Village Farm's trademark – Tanner is working on this 4-7

**Communication Open Items – Update May 2021**

- Social-If you are interested in helping with Village Farms events for 2021 please contact Jennifer Trenner [social@thevillagefarms.com](mailto:social@thevillagefarms.com)
- (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...).
- HOA DUES ARE PAST DUE AS OF MAY 1, 2021! PLEASE MAIL YOUR \$500 PAYMENT TO VILLAGE FARMS PO BOX 717 WESTFIELD, IN 46074 TO AVOID A LATE PAYMENT

**Recreation: David -**



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- With Maureen

**Communications: Pat –**

- Absent

**Treasurer: Stephen –**

- Nothing other than in the financials to report.

**Vice President: Maggie –**

- Notes with Kirk

**Social Events: Jen –**

- The team will work together.
- Garage Sale
- Fishing Tournament
- Splash bash
- Wine Pick Wed / Food Trucks

**Secretary: Emily/Tiffany –**

- Newsletter Stats / Communication overview and what is coming in June for newsletter (Be on the lookout residents)

**Planning and Development – Email**

- Benches for Memorial – Legal - settling up
- Neighborhood plan (2015) – Virtual Presentation
  - Traffic
  - Pedestrian Infrastructure
  - Amenities
  - Social
  - Branding
  - Community Engagement
- An in-Depth survey from our residents – proposed by Dan
  - Annual / Refresh
  - Updated in time for Annual Meeting
    - Survey Monkey?
- Score Card – used as a way to communicate the “Why” behind what we do – proposed by Dan.

**Common Grounds: Steve -**

- 2 projects in the works – but have not started.
  - Landscaping was done by Brightview by the side of the Poarch of the hill/mulching and planting.
  - Replacing the ties by the arborvitaes by the west side of the pools so the wall does not give away.
    - Maureen -> Scheduling now – Clubhouse will start first



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**Lakes & Dams: John -**

- Not got a hold of Jeff Bowler yet but emailing to make contact and cc'ing Maureen on the Lake Wall and Cross over on Greyhound Pass and deterioration.
- The weed treatment, and what needs to be taken care of.
- FYI - Maggie will put something in your file when she gets home tonight.

**Technology: Dan**

- New members have been added to the email.
  - Emily - Secretary to Planning.
  - John, Tiffany, Tracy, Jennifer, Rebecca – New link and credentials and Phones
    - All Microsoft 365 Subscription
  - Signature is generated by the server
    - Send an email to Dan to test to make sure you are fully on
    - Available after meeting to ensure all is working
- Looking for March and April 2021 for posting minutes
- Website updates for this time of year
- Hybrid Meeting – Camera and Mic options, will look into for challenge issues of the meeting.

**President: Kirk -**

- Attorney – Trademark of Village Farms
  - We do not have to do it on a Federal Level, through the Secretary of the State
  - The best option, let the attorney handle
- 15 Board Members now, one of the items we need to do now is to assign positions set to members.
  - Pat Moyer –
  - Tiffany (Secretary) – Newsletter / Facebook / Agenda / Zoom
    - Maggie is back up on Facebook
    - Agenda – 2 week of the month (Sunday)
    - Newsletter – 4<sup>th</sup> week of the Month
    - 
    - Proposed Feedback on social handling.
    - Kirk – Tiffany, place some line items together to place on the board.
    - Maggie – just make a decision.
    - Maureen – I need a “go-to” to make sure communication is being monitored and handled in a timely manner.
  - Dan (Next-door) –
    - Speaking as a resident, not speaking as a board member,
    - You are viewed as speaking as a board member – just keep in mind.
  - Maggie – Campaign – Nextdoor Only – Pool Closed
    - Mailchimp – Send email when Pool is Closed



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- Connect with Tiffany to set this up (Set up a Post Card in Mass, this is an additional fee)
- We Can Meetings (Monthly meetings) – Pat, maybe attending pe Kurt?
- Rebecca – Events in Hamilton County, Carmel, Westfield, etc. – Would you be interested in promoting?
  - Yes / Absolutely!
  - Hamilton County, Westfield, Carmel, etc.
  - Forward to Tiffany to include in the newsletter
- Increase minutes in Village Farms – there is so much going on in the community that our residents do that is fun.
- Dan – Realtors – How to improve our property values? Interview them? Maybe get 5 people into the survey – they are the experts.
- Resale value – Mailboxes. Add to the newsletter, i.e. guidelines.
- Westin – Contracts, Covenants, We-Can Meetings – “Happy To.”
- Jennifer – Talk with Kurt and discuss some ideas/talk with Rebecca on some ideas for events?

**Directors at Large: –**

- Jennifer Froman – No
- Rebecca Meldrum – No
- Westen Pigott – No

Secretary Signature		Tiffany O. Liss
President Signature		Kirk Farley