



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, June 15, 2021,*

**The Village Farms Board Members met in person, the option to meet virtually for residents and board members were available via Zoom due to current Coronavirus and social distancing recommendations from the CDC.*

Call to Order: 7:00 pm EST

Motion to Adjourn: David Gill

- **Emily Baker 2nd**
- **All in Favor – I's**

Roll Call: A Quorum was present.

Name:	Title:
Rebekah Meldrum	At Large
Tiffany Liss	Secretary
Kirk Farley	President
Emily Baker	Planning and Development
David Gill	Recreation
John Mueller	Lakes and Dams
Steve Castel	Common Grounds
Jen Froman	At Large
Jennifer Trenner	Director, Social Events
Stephen Breslin	Treasurer

Absent:

Name:	Title:
Westen Pigott	At Large
Patrick Moyer	Communications
Dan Traub	Director, Technology
Tracey Toombs	At Large
Maggie Browning	Vice President

Property Manager:

Name:	Title:
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Maureen Schriner	Property Manager
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Guest Business / Attendees:

Name:	In-Person/Virtual	Address:	Comment:
Greg Templeton	Virtual		
Jen Froman (Speaking on behalf of a resident who asked to remain anonymous)	In-Person		Pool Opening at Full Capacity Maureen – Move to open at full capacity. Reminder – 4 guests/accompany your guest Age limit to accompany - 15
Rebekah Meldrum Jen Froman Maureen Schriner Tiffany Liss Emily Baker Kirk Farley	In-Person		Pool info on the website – there are no hours daily being posted. Maureen - Posted on FB/Website. Frontpage of website – Dan to update. Tiffany – Place image and pool hours on FB page. Maureen - Snack shack will be open, only ice cream and drinks.

Board Report

Stephen

- Clean up meeting notes.
- Send out early/draft – then update
- Delay approving May minutes until revamped and combine with June Minutes
 - Kirk
 - Emily 2nd
 - All – Motion Carries

Property Manager:

Maureen Schriner ☒ Present

- **Complaints / Comments / Concerns**
- 15208 Roman Ct. – trailer 4-14, 4-23, 4-26 (open)
- 31 E. Greyhound Pass – camper and car with a flat 4-23 (open)
- 14709 Aslong Ct. – siding 5-13 (open)
- 14724 Adios Ct. – grass and tree limbs 6-4 (complete)



The Village Farms Homeowners Association Board Meeting

- 558 Fox Lane – pool question 5-16
- 14844 Admiral Way – fence and drainage question 5-17 (complete)
- 655 E. Greyhound Pass – fence repair and painting 5-27 (complete)
- 14722 Laredo Ct. – plot map – expand driveway 6-2 (complete)

Camper/RV/Trailers – 2 “No Response”

- Requesting attorney letter to go out.

Requested Guest Discussion (Email)

- **Bill Ambrose**
14943 Senator Way
 - Drainage and Easement
 - Deteriorating Curbing
- Response – Emily/Handle in-house, are other homeowners willing to pay to fix other drainage issues?
- On Senator and other areas – the developer never turned ground over to the county. To inherit is a task.
- Village Farms does not own any of the drains.
 - Everyone wrote with concerns/pics/69+ complaints to Hamilton County Drainage Board
 - Filter complaints back to Hamilton County Drainage Board (Emily)
 - Reference the Hamilton County Website for links/information
 - In the easement – no sheds, no fences, trees, etc. this will help with those issues.
 - Recommendation Made: Recommend forwarding all drainage concerns to Hamilton County Drainage Board 317-776-9627.

Clubhouse/Apartment/Maintenance

Rental Report - emailed to BOD

- Luminocity landscape lighting at the clubhouse – the board voted 12 – 0 for Luminocity will start the project on June 22-23
- Scat Pest Control 5-27
- Westfield Fire Dept. clubhouse and pool inspection – 6-2. Ryan Fire Protection Inc. will be out on 6-10 to give me a quote on fire extinguishers and exit batteries.
- Furnace went out in the front of the clubhouse on 6-5. Temporary replacement motor was installed on 6-10 (three graduation parties 6-11, 6-12 & 6-13). We need to replace the furnace, and this will be replaced once the unit is in stock.

Common Ground: Steve –

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- Brightview – side of clubhouse grass project 5-13 (completed but may need to be replaced)
- Brightview – replace wood at the pool and Adios beginning of June (open)
- Damage to the landscaping at entrance Superstar and Oakridge.

Lakes & Dams

- Paint pool house inside and out, wood stairwell, and shed – CertaPro (complete)
- Asphalt repair at the clubhouse - Mike May with May Sealing (budget)
- Tennis courts resurfaced, fence and screens 2022 (budget 2022)
- The flagpole is scheduled for May 25th (complete)
- Landscaping Lighting at the clubhouse June 2021
- Announcement for clippings not going into the lake.
 - Facebook post as a reminder
 - Newsletter – Include for July / lawn companies, too.

Snack Shack / Pool

- Working with VFST – Meet dates 6-10, 6-15 & 6-17
- Pyle's will mark chemicals – Fire report 6-2 (completed)
- I suggest we open the open to visitors after asking the BOD at the meeting on 6-15th

OTHER-Budget 2021

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- A flagpole is scheduled for May 25th (complete)
- Landscaping Lighting at the clubhouse June 2021

Office Information - Welcome Packets

- 2 packets delivered.

Transfer Letters/Closing Letters - Emailed to the BOD

IT: Dan –

- Updating the website for pool hours
- Adding Fishing Tournament 2021 info
- Creating the Bike Parade post
- **Open Items (June 2021)**
 - Dan – did Mail Chip get updated?



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Recreation: David -

- Pool Updates

Communications: Pat –

- No new business to report.
- **Open Items – Update June 2021**
 - Social-If you are interested in helping with Village Farms events for 2021 please contact Jennifer Trenner at social@thevillagefarms.com
 - HOA DUES ARE PAST DUE AS OF MAY 1, 2021
 - PLEASE MAIL YOUR \$500 PAYMENT TO:
The VILLAGE FARMS
PO BOX 717
WESTFIELD, IN 46074.
 - Late statements will go out soon.

Treasurer: Stephen –

- May Financials
 - Motion to Approve
 - Steve – Motion Approved
 - Emily 2nd
 - All – Motion Approved
- Motion to add Add Maggie Browning, Vice President to all bank accounts for signatures and approvals / Motion to remove Doug Holtz as an approver/signature from all Village Farms bank accounts.
 - Rebecca 2nd
 - All – Motion Approved
- Reviewed April Financial Report

Vice President: Maggie –

- No new business to report.

Social Events: Jen –

- Fishing Tournament
- 4th of July Bike Parade
- Splash Bash
- "Why Cook Wednesdays" Food Truck Plan
 - Every Wed. in Sept. after the pool closes



The Village Farms Homeowners Association Board Meeting

Secretary: Emily/Tiffany –

- May Newsletter Stats
 - 941 Emails sent to VF Residents.
 - 54.8% Open Rate (513 Opens)
 - 4.0% Click Rate (37 Clicks)
- June Newsletter Stats (as of 6/15)
 - 941 Emails sent to VF Residents.
 - 55.8% Open Rate (525 Opens)
 - 6.2% Clicks (58 Clicks)
- Pool Guest Email Stats
 - 941 Emails sent to VF Residents.
 - 66.3% Open Rate (624 Opens)
 - 0 Clicks (no click action)
- June BOD Email Stats
 - 944 Emails sent to VF Residents.
 - 44.5% Open Rate (420 opened)
 - 0.6% Click Rate (6 Clicks)

Planning and Development: Emily –

- Memorial Bench – Finalized contract, updated pricing, hoping to be available for July newsletter for purchase.
 - Attorney contract – send to BOD
- Traffic Concerns
 - Survey to Greyhound Pass residents (Only).
- Hamilton County Drainage – new

Common Property: Steve -

- No new business to report.

Lakes & Dams: John -

- No new business to report.
- **Open Items** (May 2021)
 - John Mueller– rip rap at Adios and clubhouse
 - Jeff Boller & John Mueller - Did you try the solar lights?

Technology: Dan -

- Updating the website for pool hours



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- Adding Fishing Tournament 2021 info
- Creating the Bike Parade post
- Video – 20 min historical video of VF – post to website
 - Forward to Tiffany for next newsletter (July)



President: Kirk -

- Attorney has been contacted to TM VF
- **Open Items** (April 2021)
- Village Farm's trademark – Tanner is working on this with Kirk Farley 5-12

Directors at Large: –

- Jennifer Froman –
 - No new business to report.
- Rebecca Meldrum –
 - No new business to report.
- Westen Pigott – Absent

Adjourned: 8:09 pm EST

Secretary Signature		Tiffany O. Liss
President Signature		Kirk Farley