



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, November 16, 2021,* 7:00 pm EST

**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 (Kirk Farley)

Minutes from Last Month Meeting –

Motion to Approve – Kirk Farley

- Maureen -> Rip Wrap Completed

2nd – Emily Baker

All In Favor – I’s (All)

Approve Septembers Financials – Kirk Farley

Motion to Approve – Kirk Farley, Emily

2nd – Patrick Moyer

All In Favor – I’S (All)

Motion to Adjourn: 8:18 pm EST

Motion to Adjourn – Maggie

2nd - Patrick Moyer

All – I’s

Roll Call:

- A Quorum was present x
- A Quorum was not present

Name:	Title:	Present	Absent
Tiffany Liss	Secretary	x	
Kirk Farley	President	x	
Maggie Browning	Vice President	x	
Maureen Schriener	Property Manager	x	
David Gill	Recreation		x
John Mueller	Lakes and Dams		x
Stephen Breslin	Treasurer	x	
Emily Baker	Planning and Development	x	
Dan Traub	Director, Technology	x	
Steve Castle	Director, Common Grounds	x	
Jennifer Froman	At Large		x
Jennifer Trenner	Director, Social Events		x
Rebekah Meldrum	At Large	x	



**The Village Farms
Homeowners
Association Board
Meeting**

Patrick Moyer	Communications	x	
Westin Pigott	At Large	x	

Guest Business / Attendees:

Name:	In-Person/Virtual	Address:	Comment:
Mr. Paul & Mrs. Elana Joyce	Virtual	Mercury Court	Solar panels on the house, advising that this is happening. (Maureen sent an email to the Board with a plan for review). Decision – Paul works for a solar company (Sunrun), close to 20 years. They are going to partner with Ford (EV Vehicle charging stations/residential). i.e., Ford Lightning, a lot of power to charge/large battery. Approx. 28 hours to charge with regular outlet – 4 to 5 hours with the panel installation, installing Class 2 Chargers. This will be one of the Alpha sights for the Ford Lightning, completed before EOY (December). (Will not impact the neighborhood, Ford will send clients down to review the process).

Board Report

Property Manager - Maureen Schriener

- Board Report
 - Clubhouse - will calk, paint, and roof (weather permitting)
 - Shed will be painted to match Clubhouse (Free)
 - Increases in pool products
 - Still waiting for the Lane Divider to come in (Ordered May 2021)
 - Green Technology – we ask residents to keep us informed
 - Sealant to be completed before the pool opens 2022
 - 4 new residents in Village Farms (Welcome!)
-

Treasurer – Stephen Breslin

- Budget for 2022 (Beginning May 1, 2022)
- October Financial Reports.
- See Monthly Report
- Stephen will be moving out of state, so he will be resigning his position as Treasure, End-of-December, 2021.



**The Village Farms
Homeowners
Association Board
Meeting**

- This position will be up for availability – if no one from the board, they are not officially part of the annual board until April, 2022.
-

Secretary – Tiffany Liss

- **November Email Stats**
 - The Village Farms October 2021 Newsletter & HOA Call-In Agenda
 - Sent - 979
 - Opens - 4522 (53.3%)
 - Clicks - 71 (7.3%)
 - 1 Unsubscribe
 - **Social Media Stats (Facebook*)**
 - Facebook:
 - Pageviews – 30 (up 50%)
 - People Reached – 20 (down 76%)
 - Post Engagements – No Data Available
 - Page Likes – 1 (down 50%)
 - Crafters/Vendors Wanted Post
 - Reach - 352
 - Engagement - 14
 - 3 Likes
 - 1 - Shares
- *Social Media Stats (**Facebook**) *October 24, 2021 – November 15, 2021*
- **BOD Bio's**
 - To date, only received 8 out of 12 BOD Bio's
-

Director, Social Events - Jennifer Trenner

- **Dan -**
 - please remove the Halloween information from the Village Farms website.
 - **Board Report**
 - **Craft Fair**
 - There are 8 vendors (2 repeats) signed up for the event (can still take 2-4 more if they sign up)
 - Set up will be from 7a-9a
 - Grace Truck and Samanos tacos will be joining us for the Craft Fair (Grace Truck 9-12p and Samanos from 12-4p)
 - **Santa Zoom**
 - Date/Time is changed to the 12th of December from 2-5
 - Sign up will be sent out after Thanksgiving
-

Common Grounds – Steve Castle



The Village Farms
Homeowners
Association Board
Meeting

- Three-year common ground contract
 - Approval process has started
 - Sundown Gardens – No bid currently
 - Hitel
 - Brightview – Amendment to our existing contract (Start 2022)
 - **MOTION to Continue 3-year contract with Brightview**
 - **Motion - Emily Baker**
 - **2nd – Tiffany Liss**
 - **All in Favor – I's (All)**
 - **Motion Carries**
 - Prairie grass cut – Rich will let me know when (Nov)
 - Along the fence, there is tall debris – need to clean up
 - Three trees removed at Adios Pass – New tree replace at pool 11-5-21
 - Cut back hydrangeas – Rich will let me know when (Nov)
 - Fall clean up – Rich will let me know when (Nov)
-

Lakes & Dams – John Mueller

- **See Report Submitted**
 - **OPEN ITEMS (May 2021)**
 - John Mueller– rip rap at Adios and clubhouse
 - Jeff Boller & John Mueller - Solar Lights
 - **UPDATE: Still working with the lights**
 - Lake repair – follow-up
-

Recreation – David Gill

- Moving pool furniture to inside clubhouse
 - Pool house closed and winterized
-

Communications – Patrick Moyer - Nothing to Report

Vice President – Maggie Browning - Nothing to Report

Planning and Development - Emily Baker

- Swings – Arriving February 2022
 - 50th Anniversary – HOA
 - 2nd Swing - Working on quotes for concrete, installation, etc.
 - Benches
 - Greyhound Pass sidewalk project
-



The Village Farms Homeowners Association Board Meeting

- Committee (8)
 - Oakridge and Greyhound
 - Brainstorming Meeting on Friday
 - Pitch to Grant Committee (TBD) 2023
 - Flagpole/Citizens area
-

Director, Technology – Dan Traub -

- Completing Craft Fair Publicity
 - Housekeeping – Office 365
 - December meeting – December 21, 2021 (Budget Meeting)
 - Remove from calendar not an open meeting
 - Village Farms Website Stats (Google Analytics):
 - 15k Pageviews
 - 4,649+ Users
 - 4,641+ New Users
 - 61% Bounce Rate
 - Top 3 (Three) Pages:
 - Amenities
 - Covenants
 - About-HOA
 - Tiffany to assist YOY Data
-

President – Kirk Farley

- Nothing new to report
 - New businesses
-

Directors at Large: –

- Jennifer Froman - No Report Submitted
 - Rebecca Meldrum - No Report Submitted
 - Weston Pigott - No Report Submitted
-

Any New Items?

- Board members removed from the Board if not in attendance 3 (three) months in a row or 2/3 agenda
 - Tiffany Liss -> Motion to Remove Jennifer Froman from the Board as in violation of the Covenants per email sent regarding the HOA Meeting notes from October 2021.
 - 2nd – Emily Baker
 - All in Favor – "I's
 - 1 Nay – Rebekah Meldrum
 - Kirk Farley will personally contact Jennifer Froman that she is removed from the HOA.
-



The Village Farms
Homeowners
Association Board
Meeting

Motion to Adjourn: 8:18 pm EST

Motion to Adjourn – Maggie

2nd - Patrick Moyer

All – I's

Secretary Signature		Tiffany O. Liss
President Signature		Kirk Farley