



**The Village Farms  
Homeowners  
Association Board  
Meeting**

**Tuesday, January 18, 2022,\* 7:06 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:**

**Minutes from November’s Meeting –**

Motion to Approve – Kirk Farley

2<sup>nd</sup> – Tiffany Liss

All – I’s

Oppose – None

Motion Carries

**Approve December Financials –**

Motion to Approve – Kirk Farley

2<sup>nd</sup> – Tiffany Liss

All – I’s

Oppose – None

Motion Carries

**Motion to Adjourn: 8:25 pm EST**

Motion to Adjourn – Kirk Farley

2<sup>nd</sup> – John Muller

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 Trenner	Director, Social Events	X	



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Rebekah Meldrum	At Large	X	
Patrick Moyer	Communications		X
Westin Pigott	At Large		X

Guest Business / Attendees:

Name:	In-Person/Virtual	Address:	Comment(s):
Greg Templeton	Virtual		Are we due for a DNR inspection on the lakes/Dams anytime soon? (Yes)
Ken Dougherty	Virtual		None
Alaina Joyce	Virtual		None

Board Report

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Property Manager - Maureen Schriener

- Property Manager report:
  - Board Report
    - Railings to be painted – Spring 2022
    - Touch-ups/Spring
    - AT&T – Calling to remove lines that are not live
  - Rental Report
  - Transfer letters – closing
  - Budget Meeting – Re-due tennis courts for 2022 (Working on Quotes)
    - Replace Chain-link fence
    - Screens
    - Backboard
    - Nets
  - Kirk – Question(s)
    - Clubhouse – any issues (No – Maureen)
    - Tennis Courts – Strip down the entire courts, repaving, new asphalt
      - Unsure of how long the courts will be out of service to the residents
      - After Labor Day would be ideal as the pool is closed and before the weather changes
    - The fence is bowed, chain-link replaced
    - Original court – Estimated 1993/1994
  - Rebekah – Question
    - Netting over the back half on the top to keep the tennis balls from going into the pool? Can we do this? (Maureen – Chain-link should be high enough)
  - Dan – (Question)
    - Can we upgrade for Pickleball? Other amenities (Maureen – yes, the courts will be more pronounced, one court will be tennis, one will be for pickleball)
  - RV Complaint on Greyhound for the holidays?
    - Only one, but most enjoyed seeing it.



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**Treasurer – Stephen Breslin**

- **The Village Farms – Treasurer Report January 2022**
  - November Financial Reports attached for review
  - December and January financials will be available at the February meeting
  - The initial draft of the 2022-2023 budget will be available at the February meeting
- **Westen will be taking over Treasure**

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**Secretary – Tiffany Liss**

- **City of Westfield Updates**
  - New Fire Chief – Rob Gaylor
  - Director of Grand Park Sports Campus - Matt Trnian
- **January Newsletter Stats**
  - 100% Delivery (975)
  - 614 Opened (63%)
  - 45 Clicked (4.6%)
  - 2 – Unsubscribed
- **2022 Presidents Letter**
  - 975 Delivery (99.8%)
  - 639 Opened (65.5%)
  - 2 Clicks (0.2%)
  - 2 Bounced
  - 1 unsubscribe
- **2021 Newsletter Stats (June – November)**
  - Overall Average Open Rate – 533 or 56%
  - Overall Average Click Rate – 101 or 10.3%
  - Highest Engagement:
    - September had the most Opens – 566/57.1%
    - September had the most Clicks – 155/15.6%
  - Lowest Engagement:
    - October – 506 Opens/43.9%
      - Possible Reason – Fall Break, many people traveling.
    - June – 62 Clicks/6.6%
      - Possible Reason – A lot of information was supplied but limited options for residents to click for more information.
- **Facebook Stats**
  - 769 People Following Us (1/18/18)
    - 743 Following Us (1/4/22) – 7% Increase since this time 2021
    - 694 Following Us (1/4/21)

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**Director, Social Events - Jennifer Trenner**



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- **Social Dates 2022**
    - Easter Egg Hunt – 4/2/22
    - Spring Garage Sale – 5/6 and 5/7
    - Fishing Tournament – 6/18/22 – lower level of the clubhouse
    - Splash Bash – 8/6/22
    - Why Cook Wednesdays – 9/7, 9/14, 9/21 and 9/28
    - Summer/Fall Garage Sale – 9/9 and 9/10
    - Halloween – 10/29/22
    - Craft Fair – 11/26/22
    - Christmas/Santa – 12/10
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**Common Grounds – Steve Castle**

- 2021 End of Year Report
- Nothing new to report
- Replacement of stone wall at end of the tennis courts (Completed after the tennis courts are finished)
- Email from a resident about the fence on 146<sup>th</sup> St. that was replaced about a year ago
  - Sapphire, down Oakridge, and to 146<sup>th</sup>
  - Should we look at staining/sealing the fence to preserve it?
    - Originally had a fence installed – final walk-through with Bill Dapper (Glidden Fence Co.), Maintenance of fence, Glidden Fence recommended not treating. May 2020 board meeting, should it be stained?
    - Bill Dapper at Glidden – you run into other problems with sealing a fence out in the elements and a lot to maintain.
      - Lowes, Benjamin Moore, Home Depot, etc. – 18,000 sq ft per side of the fence = 36,000 sq ft. Only cover 150 sq ft per gallon. We would need 240 gallons of stain to complete. Only able to find one that is the same stain, Bear Product (Home Depot), \$23.26/gal in 2020 – now \$29.00 2022. Base price and doubled the labor – the lowest price in 2021, \$8,451 (Lowes Benjamin Moore) \$26,823. 20 years would have stained 4x's. The cost would be 50% of a new fence up to 125% of a new fence. At the time of the board meeting in May 2020 – the board moved to not stain the fence.
      - Open for discussion
      - Kirk – Not prepared to proceed with the information given. This is a commercial project, not a residential one where items would be purchased at the local big-box retailer.
        - Look at buying in bulk.
        - Place on hold – Kirk will work with Stephen to have this make more sense.
      - Maureen – look at liability as this would be sprayed



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- Recommend getting a quote
    - Budgetary estimate – one quote will give directionality
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**Lakes & Dams – John Mueller**

- **See Report Submitted**
    - Email from resident – upper damn/lake (20 years), made suggestions on how to modify the grate, makes sense.
      - The grate has a flat top, when the water rises, it picks up debris and accumulates on top of the drain and stops this up.
      - Suggests sloped grate, to keep the items from settling on top of.
      - Deterioration of the grating. Not sure of being replaced but a slope would be inexpensive and wise to do.
      - Suggested trashcan by the bench.
      - Aquatic Control – proactive approaches for next year. Suggestions based on experience – significant blue algae blooms, can do water testing (all the lakes), and remediation so we are not in a reactive state of the vegetative issues.
        - Is this on the fish survey?
      - Periods of drought – trouble getting the boats to the low levels to treat the areas, ongoing issue (2020)
      - DNR – is going to look at our lakes (sent Dec 2, 2021)
        - John - Reach out, proactive when inspecting our lakes (sometime in the spring).
      - Seawall - discussion
    - **OPEN ITEMS (May 2021)**
      - Lake repair – follow-up
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**Recreation – David Gill**

- Snack Shack - Food Permit - applied
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**Communications – Patrick Moyer – Nothing to Report**

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**Vice President – Maggie Browning - Nothing to Report**

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**Planning and Development - Emily Baker**

- Greyhound Pass pedestrian infrastructure update
    - A physical barrier between pedestrians and roads
    - Renderings being worked on (End-o-February)
    - Budget being done – for City (Not Village Farms), Grant Funded.
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- Email to residents for updates
  - Hawks – adding for people crossing (ask)
  - Anyone had a near miss, accident, call non-emergency police to have documented (data to show what is needed for updates to support items)
  - Emily, please send notes to the BOD- for history
- Flagpole update: Report it portal
  - Mike Johns was able to get traction
  - Report it link – code enforcement
- Oak Ridge Rd. sidewalk completion
- Swings
  - February 2022

**Director, Technology** – Dan Traub

- Social Calendar Dates will be added to the Website
- Treasure Transition

**President** – Kirk Farley

**Directors at Large:** –

- Rebecca Meldrum – Nothing to Report
- Weston Pigott – Nothing to Report



**Any New Items?** None

**Motion to Adjourn: 8:25 pm EST**

Motion to Adjourn – Kirk Farley

2<sup>nd</sup> – John Muller

All – I’s

Secretary Signature		Tiffany O. Liss
President Signature		Kirk Farley