



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, February 15, 2022,*

**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: February 15, 2022 @ 7:02 pm EST

Minutes from January’s Meeting –

Motion to Approve – Kirk Farley

2nd – Tiffany Liss

All – I’s

Oppose – NA

Motion Carries: Yes x No

Approve November 2021 / January’s 2022 Financials –

Motion to Approve – Westin Pigott

2nd – Patrick Moyer

All – I’s

Oppose – NA

Motion Carries: Yes x No

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

Guest Business / Attendees:



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Name:	In-Person/Virtual	Address:	Comment(s):
Alina Joyce	Virtual		

Board Report

Property Manager - Maureen Schriener

- Property Manager report:
 - Board Report
 - Rental Report
 - Transfer letters – closing
 - Budget Meeting – Re-due tennis courts for 2022 (Working on Quotes)
 - Electrical Repairs – List compiled
 - 2 quotes – IRMCO / Ashpaugh Electric Inc. (4 lights total)
 - Over \$2500 limit – Motion to vote on approval for repairs
 - Dan Traub – Motion to Approve
 - Patrick Moyer - 2nd
 - All – I’s
 - Motion Carries
 - Mailer in March
 - Kirk is revising to the letter
 - Alley will print off statements
 - Pool Cards and Proxies
 - Budget – Sent to Stephen ASAP (Before he leaves)
 - Mailer out by the middle of March
 - April – Annual meeting to have Proxies back

Treasurer – Stephen Breslin / Westin Pigott

- **The Village Farms – Treasurer Report February 2022**
 - Stephen and Westin – Meeting and have a plan to transition
 - Dan – Treasure laptop and Scanner – Maureen has, may give to Westin
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Secretary – Tiffany Liss

- **February Newsletter Stats**
 - 99.8% Delivery (971)
 - 614 Opened (58.1%) – No Change from January
 - 74 Clicked (7.6%) – Up 65% from January
 - 2 – Bounced
 - 0 Unsubscribe



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- **Facebook Stats**
 - 770 People Following Us (2/13/22) - .13% over last month
 - People Reached – 131 – Down 61% over last month
 - 0 People Engaged – 0 over last month
 - 3 Likes – Up 50% over last month
 - 23 Pageviews – Down 56% over last month
 - 743 Following Us (2/13/22) – 7% Increase since this time 2021
 - 694 Following Us (2/13/21)
 - Requesting content and communication from the BOD Members from Secretary of Village Farms
 - Email from you Village Farms assigned email – no personal emails will be approved. If you cannot connect to your Village Farms assigned email, contact Dan in IT for help.
 - Deadlines are deadlines.
 - NOTE: From Maureen – 3 terms, Dan is coming up in April, Westin, and Patrick – terms are up. Think about if you want to run again at our annual meeting.
 - Number of New Homeowners in VF – 2 homes closed (8 Total for Closing in March)

Director, Social Events - Jennifer Trenner – Nothing to Report

Common Grounds – Steve Castle - Nothing to Report

- Fence Staining –
 - Kirk, wait until complete?
 - Maureen talked to CAI – Potential bids for such a large project
 - 2 Bids – Very good ratings (Google)
 - Paint Plus – 2 coats with labor, they will cover the cost of the material
 - Different cost via stains
 - Exterior Wood Restoration – Includes power washing, staining
 - Painters recommend having this done every 5 (five) years, with no guarantee extending the life of the fence
 - Moving forward, the board has decided to not stain due to cost and several homeowners raising questions. To be reviewed at another time.

Lakes & Dams – John Mueller – Nothing to Report

- Contacted the DNR for inspection. Nothing to note.
- Quote from Aquatic control for the 3rd year of the 3 (three-year agreement) contract.
 - Suggested a water quality check, but it was part of the fish study
 - Research on sterile grass eating carp – once established, help with the vegetation on lower water areas that get a lot of sunlight.
 - Quote on Grate – upper dam
 - Re-due the grate
 - Can they repair it? John will inquire
 - Does not need to be completely replaced at this time, still solid



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- Detins Dock – preparing quote for ramps, so Aquatic control can access the lakes; Quote for repairing one area of the sea wall (By the tubes – the timbers are decaying quickly).
 - G&G Welding - modifications
 - Quote to come
 - Kirk -> The timber retaining walls may be our next big expense to fix.
 - **OPEN ITEMS (May 2021)**
 - Lake repair – follow-up
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Recreation – David Gill

- Nothing to report – will return in March
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Communications – Patrick Moyer –

- Grand Junction Plaza
 - Escape room
 - The Rail
 - The Westfield Playhouse
 - The Shamrock Drop
 - Developer – council to rezone by the airport for 55+ residential community
 - New KFC in Westfield
 - New Chic-fi-A March
 - New Fire Station at Dartown Road - More to Come
 - Westfield Population grew from 2020 Census - 54.4%
 - New Sherwil Williams – next to post office
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Vice President – Maggie Browning – Nothing to Report

Planning and Development - Emily Baker – Nothing to Report

Director, Technology – Dan Traub

- Nothing to report
 - Stats:
 - Social Events on the calendar/website – Most sites are accessed from Desktop – 61% / Direct – 51% / 4% from Social Media
 - Website:
 1. 90 days – most popular – Association – “About the HOA”
 2. Rentals
 3. About Us
 4. Explore Menu (Photo’s)
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- 5. Covenants and Policies
- 6. Amenities – “About our Pool”
- 7. Welcome, Location (Map), Contact Us...
- Alaina – Photo Page, the browser page is empty, not loading
 - 1. Dan is aware, the plug is broken – he had to fix
- Google:
 - Google Business Profile – We control and can add content
 - 2,500 people saw our profile in the last 90 days
 - 50% of these searches are coming from a mobile device
 - Top Searches – Village Farms, The Village Farms, Village Farms Clubhouse

President – Kirk Farley

- Newsletter – Great piece being put together for the newsletter, we’ve come a long way
 - Any suggestions, let Tiffany Liss (Secretary) know.
- Appreciate Stephen and Maureen looking into the fence sealing

Directors at Large: –

- Rebecca Meldrum – Nothing to Report



Any New Items? None at this time

Motion to Adjourn:

Motion to Adjourn – Steve Castle

2nd – Westin Pigott

All – I’s

Secretary Signature		Tiffany O. Liss
President Signature		Kirk Farley