



**The Village Farms  
Homeowners  
Association Board  
Meeting**

**Tuesday, May 17, 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: 7:03 pm EST**

**Review/Approve Minutes from April Meeting Minutes – Steve Castle**

Motion to Approve – Rebekah Meldrum

2<sup>nd</sup>: Maggie Browning

All – I’s

Motion Carries: Yes  No

**Roll Call:**

- A Quorum was present X
- A Quorum was not present

Name:	Title:	Present	Absent
Tiffany Liss	Director, Communications	x	
Steve Castle	President	x	
Maggie Browning	Vice President	x	
Maureen Schriener	Property Manager	x	
David Gill	Recreation		x
John Mueller	Lakes and Dams	x	
Westin Pigott	Treasurer	x	
Emily Baker	Planning and Development	x	
Matt LaPaglia	Director, Technology		
Kyle Bushey	At Large	x	
Jennifer Trenner	Director, Social Events	x	
Rebekah Meldrum	Secretary		
Patrick Moyer	Director, Common Grounds	x	
Maggie Cordaro	At Large	x	



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**Guest Business / Attendees:**

Name:	In-Person/Virtual	Address:	Comment(s):
Mike Day	In-Person	Amkey Court	What is the policy regarding a board member being sick and unable to attend?
Michael Hall	In-Person	Oakridge Road	
Alina & Paul Joyce	In-Person	Mercury Court	

**Open Items for Review/Vote:**

1. Steve Castle - Motion to Approve Matt LaPaglia for Director or Technology
  - 2<sup>nd</sup> – Maggie Browning
  - All – I’s
2. Steve Castle – Treasure position, discussion via Weston’s email on travel and non-in-person attendance
  - BOD Discussion
  - Maureen - Board members on ZOOM via voting, how will this be handled
  - Michael Day - What is the policy regarding a board member being sick and unable to attend?
    - You treat it like sick days i.e., like missing 3 meetings...
    - Alina – a requirement for onsite voting for a quorum, also Proxy voting as an alternative (for the neighborhood, not a board vote).
  - Maureen – special voting via email
    - This should not be the norm.
  - Emily - Will this count as an official vote
    - We have to adapt to how the world is working now, especially after Covid. This does pose an issue with a vote/quorum.
  - Steve – as a board, we would be excepting limited ZOOM participation, for discussion only and does not count as a vote.
  - Patrick – Is there a way to update the bi-laws for ZOOM?
- Steve – leave the way it is and address it as needed.
  - Take the vote for Weston
  - Maggie - Motion to Approve Weston
    - 2<sup>nd</sup> – Patrick Moyer
    - All – I’

**Board Report**

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**Treasurer – Westin Pigott**

- See April 2022’s Financials
- Motion to Hold April 2022’s Financials until June 2022’s Meeting for review – Steve Castle
  - Postpone approval – Emily
  - 2<sup>nd</sup> – Maggie



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- All – I’s
  - Noted: 144 residents outstanding/still past due as of May 1, 2022, for a total of \$71,650
    - As of 6-1-21 there was 80 past due
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**Property Manager - Maureen Schriener**

- Property Manager report:
  - See Board Report
  - Rental Report
  - Transfer letters – Closing
  - Tennis Courts – Bids went out
    - Pricing will go up in January 2023
      - Sign notifications of Tennis Courts closed from September 2022 until Spring 2023
      - We can vote to relook at the price for 2023
      - If we delay, we will be at the mercy of the schedule
    - Maggie Browning motioned to continue with Leslie to continue and get the work done and increased price, contract signed, and on the schedule.
    - 2<sup>nd</sup> – Tiffany Liss
    - All – I’s
    - Motion Carries
  - The pool is moving along
  - Swings are in
  - Tolute in the poolhouse is reset
  - Summer flowers in
  - Prairie Grass – Quote to pull back Thistle
  - Common Ground access, on the plot it is common ground, but when you walk it, it is impossible to access (Victory/Sapphire)
  - **Open Items:**
    - Resent map links – send to the BOD (John)
    - Flagpole – Contract – Flag flying, no condition of the flag (Emily)
      - Emily will follow-up

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**Recreation – David Gill - Nothing to Report**

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**Secretary - Rebecca Meldrum – Nothing to Report**

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**Director, Technology – Matt LaPaglia**

- Working with Dan on transitioning to a new WordPress website:  
[www.Residents.thevillagefarms.com](http://www.Residents.thevillagefarms.com)



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- Digitizing HOA Dues

**Director of Communications – Tiffany Liss**

- **May Newsletter Stats**
  - 99.7% Delivery (968) - -0.3%
  - 552 Opened (57%) – +2.9% from April
  - 51 Clicked (5.3%) – -13% from April
  - 3- Bounced
  - 0 – Unsubscribe (April)
- **May Facebook Stats\***
  - 774 People Following Us (5/15/22) – down 1.15% over last month
    - We lost 9 Followers over the month
    - 154 Pageviews – up 82% from April
    - 5 Page Likes – down 18% from April

- Additional Information:

- 852 People Reached – Up 2%
- 304 Post Engagement – Up 1%
- 5 Page Likes – Down 17%

*\*Stats Apr 18 – May 15*

■ Reach: Organic / Paid  
 ■ Post Clicks  
 ■ Reactions, Comments & Shares i

Published	Post	Type	Targeting	Reach	Engagement
05/16/2022 10:50 AM				163 <span style="color: orange;">■</span>	3 1
05/14/2022 2:56 PM	Village Farms Residents, We are asking that kids and teenagers that want to visit the common grounds area			513 <span style="color: orange;">■</span>	186 19 <span style="color: blue;">■</span> <span style="color: purple;">■</span>
05/08/2022 7:11 PM				153 <span style="color: orange;">■</span>	2 3
05/04/2022 5:56 PM	The Village Farms Neighborhood Garage Sale is going on Friday, May 6, and Saturday, May 7			413 <span style="color: orange;">■</span>	25 10 <span style="color: blue;">■</span> <span style="color: purple;">■</span>
05/01/2022 10:53 AM	Reminder: Village Farms HOA dues are due. If you have not made your payment, please pay to The Village			395 <span style="color: orange;">■</span>	60 4 <span style="color: blue;">■</span> <span style="color: purple;">■</span>

- Michael Day – Need to add his new email so he receives content
- Pool Hours Posted on Facebook
- Pool Information Email – go out later this week
- Facebook Admin
- Mailchimp:
  - Upgrade
  - Village Farms Website – redesign/hosting
  - Tiffany and Matt LaPaglia to work together to discuss the website update/transition
  - Emily – Cost to update for the team



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**Director, Social Events** - Jennifer Trenner –

- See Social Board Report
- Updates for the Summer
- Report for May
- Fishing Tournament and Splash Bash - Still need people to sign up for volunteer positions.
- A big **THANK YOU to Alaina Joyce for putting out the Garage Sale signs and collecting them.**
- We are also looking to wrap up the Food Truck vendors.
  - The current lineup is:
    - 9/7/2022 - Grace Truck
    - 9/14/2022 - Samanos Tacos
    - 9/21/2022 - Books Bourbon Bacon Bread Truck (burgers and other items)
    - 9/28/2022 - looking for a pizza truck, have reached out to a handful of places already just waiting on a response
- If anyone has a pizza food truck in mind (has seen one at other events) let me know happy to reach out to them. Already reached out to Bryne's and Pi.
- As soon as we have completed the lineup I'll share links to each vendor for publication in the newsletter, calendar, and social.
- I ordered new signs with the updated multi-color graphic so all of our signage should look the same. Will be doing the same for the Garage Sale banner that hangs at 146th and Oak Ridge before the next Garage Sale. Also, ordered additional signs to allow for additional placement throughout the neighborhood specifically off McNamara Ct. which did not have before.

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**Director, Common Grounds** – Patrick Moyer – Nothing to Report

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**Lakes & Dams** – John Mueller –

- See Lakes and Dams Report
- Execution of what is already in place
- Fabricating with felt on the upper lake (Report to come)
- Call to continue to pursue estimates for the sea wall for 2023
  - One quote received for metal
  - Need one for PVC material (TBD)
- Aquatic Control – First treatment
- Fish will go in (Soon)
- Fly Fishing Clinic – May 29, Memorial Day Weekend
  - Going to reach out to Orvis to see if there are other dates open to reschedule

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**Planning and Development** - Emily Baker –

- Summary of Grayground Pass Pedestrian Infrastructure Project (Handed out)



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- Background – 2015 Neighborhood Plan with the City of Westfield
- An improvement as a focus on and will help Village Farms with those
- Striping on the streets
- Reconstruction of Greyhound Pass – add a true pedestrian project
- Up for opinion – the pedestrian portion
  - No City budget
  - No HOA fees / no neighborhood fees
  - Grant Funding
- Meetings and feedback from residents/proposals came in March 2022
- In another meeting, 23 residents attended
  - Favorable on 1 out of the opinions was the favored (City right of way, 70' of space (16' from the front yard of residents)
    - It Goes 3' into the yards, the sidewalk will straddle this
  - Emily will share a visual for perception (see BOD emails)
- Emily would like to include a survey to go out to residents
  - Use this for the Village Farms data
- Host an informational meeting in – the first week of June
  - Greyhound pass only or All residents?
  - Send a survey to all Village Farms Residents
  - Consult our attorney with the survey results
- Q: Mike Day - What is the value of the sidewalks going in? Would this improve property value?

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

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**President** – Steve Castle

- Follow-up from April meeting
  - Treasurer
  - Technology
  - Secretary
- Board member expectations and responsibilities
  - Encouragement as existing and new – please take some time and go to our website to look at our bylaws and covenants – PDF, Downloadable, and searchable
    - This is the history of the neighborhood, rules, and governance for us, today
  - Original Residents? Out of 800+, quite a few
- Q: Paul Joyce - Did Pultie File a Soil Erosion Plan for the development?  
*(Due to the silt that is going into the lake with the new development)*
- John – we need to know what they are doing (Aquatic Control Service, but not our “Aquatic Control Service” that the Village Farms Uses – Maureen to follow up on this)
- Use of Common Ground Areas – table until next meeting (June 2022)
  - Board members, discuss what we would like to do moving forward



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**Directors at Large: –**

- Maggie Cordaro – Nothing to Report
- Kyle Bushey – Nothing to Report

**Any New Items?**

- Mike Day – Who would I talk to about easements and drainage issues, the also orange cable going through the yard for 6+ months?
  - Hamilton County Drainage Board
- Mike Day - Bylaws, the fence that blocks the swale – can have removed – Yes, if within the easement.
- Alina Joyce - Last board meeting, New Board Member at Large?
  - The annual meeting voted in (3-year term, at large)

\*\*\*\*Motion to Add Alina as At Large Board Member – Tiffany Liss

2<sup>nd</sup>: Rebekah Meldrum



All – I’s

**Motion to Adjourn:**

Motion to Adjourn – Steve Castel

2<sup>nd</sup> – Maggie Browning

All – I’s

Secretary Signature		Tiffany O. Liss <i>For Rebekah Meldrum</i>
President Signature		Steve Castle