



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, June 21, 2022,*

**The Village Farms Board Members met in person, the option to meet virtually for residents.*

Call to Order: 7:01 pm EST

Tiffany Liss – Attendance taken

Review/Approve Minutes from May Meeting Minutes –

Motion to Approve – Westin Pigott

2nd: Emily Baker

All – I’s

Motion Carries: Yes x 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	x	
Kyle Bushey	At Large	x	
Jennifer Trenner	Director, Social Events	x	
Rebekah Meldrum	Secretary	x	
Patrick Moyer	Director, Common Grounds		x
Maggie Cordaro	At Large	x	
Alaina Joyce	At Large	x	

Guest Business / Attendees:

GUEST REMINDER:

Please hold your comments until after HOA BOD Business, there will be time for “Public Comments”

Name:	In-Person/Virtual	Address:	Comment(s):
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Tracy Goodin	In-Person	114 E. Lorado Way	Addition to her house – building a covered porch on the back of the house – to start July 2022, not within an easement, brought plans in case board would like to review.
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BOARD REPORT:

Treasurer – Westin Pigott

- See May 2022’s Financials
- 14 non-paid association dues
- Bank w/Maggie for signatures with Steve
- **Review/Approve April Financials–**
 - Motion to Approve – Emily Baker
 - 2nd: Kyle Bushey
 - All – I’s
 - Motion Carries: Yes x No
- **Review/Approve May Financials –**
- Motion to Approve – Emily Baker
- 2nd: Kyle Bushey
- All – I’s
- Motion Carries: Yes x No

Property Manager - Maureen Schriener

- Property Manager report:
 - See Board Report
 - Complaint of Chickens, roosters, and ducks.
 - Would like to keep the chickens and ducks
 - Rooster has been re-homed
 - Wanted to find out if the covenant could be change?
 - Can she petition each resident for this change?
 - You need half the neighborhood
 - Board decision not neighborhood
 - In the best interest of the neighborhood
 - Maureen provided the covenant and restriction
 - This would be a board decision to be brought up
 - Steve – as a board, we are not entertaining right now. If she wants to seek a petition, then we will address at that time.
 - Pool –
 - Discrepancy between swim team time and pool opening time
 - Discussion at last swim meet – past, pool closed at swim meets, now the shallow pool is open only during the swim team meeting



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- HOA rule? No – this has been a rule of the swim team and they have to enforce their rules.
 - Only 6 and under can be in the shallow section.
 - For the safety of everyone, and residents, swimmers at swim meet cannot be in the shallow section swimming. Only residents and kids under 6.
 - Steve – swim team is a big deal for the neighborhood
 - Mom’s come to the board meeting in July to recap their season, provide feedback with the board
 - We are interested and care about their events
 - Steve will touch base on attending, a report, how the season went, etc.
 - Windows of club house cleaned / light maintenance
 - Repaired lights, Greyhound Pass, Fox, Oak Ridge, and McNamara Court
 - Rental Report
 - Transfer letters – Closing
-

Recreation – David Gill - Nothing to Report

Secretary - Rebecca Meldrum – Nothing to Report

- Steve – Tiffany is supporting right now
 - Rebecca would like to step down, help in other manor possible as Secretary
 - Any new board members willing and intrested, we open this up
-

Director, Technology – Matt LaPaglia

- Transiting over to new website and removing old one.
 - Online payments for HOA dues with new website.
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Director of Communications – Tiffany Liss

- **June Newsletter Stats**
 - 99.7% Delivery (970) 0% from May
 - 561 Opened (57.8%) – +2% from May
 - 51 Clicked (5.4%) – +2% from May
 - 1- Bounced (3 in May)
 - 1 – Unsubscribe (May)
- **May Facebook Stats***
 - 710 People Following Us (6/20/22) – down 8% over last month


















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- We lost 64 Followers over the month
 - 292 Pageviews – up 90% from May
 - 7 Page Likes – Up 40% from May
- Additional Information:
- 683 People Reached – Down 20%
 - 598 Post Engagement – Up 67%
- *Stats May 24 – June 20*

Your 5 Most Recent Posts Create post

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

Published	Post	Type	Targeting	Reach	Engagement
06/21/2022 12:01 PM	 Neighbors, please be aware that the 146th Street bridge will be closed over US31 starting Friday at 8pm. This is			0	0 0
06/14/2022 5:48 PM	 2022 Family Fishing Tournament - RETURNS IN PERSON! The fish are thriving and the anglers are out			366	9 6
06/14/2022 11:45 AM	 With the high heat index today, the guards will be calling for a 20 minute adult swim time. Thank you for			367	7 4
06/13/2022 7:31 PM	 The Village Farms pool is open, following regularly scheduled times.			285	3 4
06/13/2022 12:56 PM	 Due to the current power outage, the Village Farms Pool is closed (per Pyles Pools, who manages our pool), until			395	103 2

- **The Village Farms 12th Annual Fishing Tournament**
 - Sent to 968 Recipients
 - 966 Delivered (99.8%)
 - 527 Opens (54.6%)
 - 1 Click (0.1%)
 - 2 Bounced
 - 1 - Unsubscribe
- Common Grounds – Dog Park (small area)
 - Bring this idea for the Budget Meeting in December
 - Costs are going to be
 - Survey?
 - Kyle – hold a quarterly review of budgets
 - Talk thought this
- Village Farms Residents – Classic Cars (Monthly? Day TBD)
 - Kyle – parking lot – put into for discussions (Ideas)
 - Steve – bring information to next meeting



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Director, Social Events - Jennifer Trenner –

- See Social Board Report
- Fishing Tournament results have been emailed out to the Board - again thank you to everyone that helped, it was a great event.
- Splash Bash – August 6th
 - Splash Bash open volunteer slots
 - Splash Bash RSVP link and details will be ready to send out by July 10th
 - Volunteer slots still needed to be filled for the Splash Bash
 - *Anyone over the age of 18 can do the check in table or the dunk tank.

Check-In Table(2 people/slot)	Dunk Tank:	Trash Monitors:
4:30 – 6:00 p:	5:00 – 6:00 p:	5:00 – 7:00 p:
4:30 – 6:00 p:	6:00 – 7:00 p:	
6:00 – 7:30 p: Ken Dougherty	7:00 – 8:00 p:	
6:00 – 7:30 p:	8:00 – 9:00 p:	7:00 – 9:00 p – Clean Up:
7:30 – 9:00 p:	<i>Additional:</i>	
7:30 – 9:00 p:		

- Theme this year is Pirates and Mermaids.
- Need these slots to be filled or we won't have the event and they need to be filled by July 10th, when the sign-up page becomes available to the neighborhood. So, look at your calendars, ask your friends. Any questions please, let me know. As a board member if you sign up to attend the event, I expect you to sign up for something.

Director, Common Grounds – Patrick Moyer – Nothing to Report

- Maureen – transition meeting on June 10th with open items, prairie grass open items.
 - 4 treatments per year (and weeding)
 - Patrick is looking at signs for “dawn to dusk” in the common grounds area
 - Current rule, 11 pm EST
 - Would like to update Dawn to Dusk
 - Entering and exit in front parking lot
 - Correct the rule from front parking lot to back parking lot
 - Motion to change the rule from Dawn to Dusk –
 - Steve – Call for motion of hour notice in the front from Dawn to Dusk and the back lot, 11 pm EST
 - 2nd – Tiffany Liss
 - All – I’s
 - Apposed – Weston Piggot



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Lakes & Dams – John Mueller –

- See Lakes and Dams Report
- Grate will be done, previous water levels were too high
- Aquatic Controls – favorable responses
- Sea wall – Busy time and not getting a lot of response – need fresh quotes on cost
- Fly fishing clinic – reset (TBD)

Planning and Development - Emily Baker –

- Greyhound Pass Progress Update
 - Sidewalk – Attorney, survey is OK
 - Can send out “in general, how do you feel...”
 - Entire neighborhood
 - There will be a date (TBD)
 - Greyhound Pass Meeting
 - Need to respond back to the City of Westfield, End-of-July

Vice President – Maggie Browning – Nothing to Report

President – Steve Castle

- Discuss the Board Secretary position.
- To invite the swim moms to our July meeting to talk about their season and give us (the Board) an update.
- Discuss Site Manager's evaluation and salary adjustment
 - Steve, Weston, Maggie, Emily, and Tiffany to work with Steve

Directors at Large: –

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

Any New Items?

NA

PUBLIC COMMENTS:





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Motion to Adjourn: 8:21 pm EST

Motion to Adjourn – David Gill

2nd – Emily Baker

All – I's

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