



**The Village Farms  
Homeowners  
Association Board  
Meeting**

**Tuesday, July 19, 2022,\***

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

**Call to Order: Steve Castle 7:03 pm EST**

**Tiffany Liss – Attendance taken**

**Review/Approve Minutes from June Meeting Minutes –**

Motion to Approve – Emily Bakder

2<sup>nd</sup>: Kyle Bushey

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 / Secretary	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	At Large		x
Patrick Moyer	Director, Common Grounds	x	
Maggie Cordaro	At Large	x	
Alaina Joyce	At Large		x



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**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):
Chad & Carly Everts	In-Person	Greyhound Pass	<ul style="list-style-type: none"> <li>Jenny - Are “ambassadors” to the court of homeowners they live with</li> <li>Does not like people on their phones in the street trying to try to get out of their drive and it is dangerous. Would like to be able to park</li> </ul>
Dave & Jenny Schwegman	In-Person	Greyhound Pass	
Curt & Talbot	In-Person	Goodtime Court	
Cristy Talbot	In-Person	Goodtime Court	
Michael Hawk	In-Person	Oak Ridge	<ul style="list-style-type: none"> <li>Curt – Unhappy with the survey, very preschool presented, no one asked about the sidewalks, unhappy, are a joke, the majority do not want them, better do all of Greyhound pass. Do we have the statistics of kids being hit on Greyhound pass? (Tiffany – we do not)</li> <li>Emily – avoiding incident. 2006 designated by the city for additional traffic / distracted drivers. Stop sign issues, initial stance – the city has brought this project to our attention as a “road reconstruction project (Greyhound Pass).” 2016 – neighborhood plan as a goal for the safety of the pedestrians on Greyhound Pass. The city proposed this full Mil project. Ask for how the residents would like this to proceed. We present the results to the city so they will obtain a grant. We are only providing the city with input.</li> <li>Kyle – if we take a survey of the neighbors.</li> <li>Emily approached the city based on a 2015 BOD initiative. <ul style="list-style-type: none"> <li>Goals – safety.</li> </ul> </li> <li>Kyle would like stats of how many kids have been hit on the street.</li> </ul>
Carolyn		-	
Will Muller	Virtual	-	
Jeff Toller	Virtual	-	



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			<ul style="list-style-type: none"> <li>• Steve – the goal was for the survey to go to all of Village Farms, but the survey went to people who live on Greyhound Pass.</li> <li>• Kyle - Concerned with people walking dogs on the sidewalks with retractable leashes, then dogs going on his property to relieve themselves. That is an issue as they are now on my property.</li> <li>• Emily This is a city project. It will be grant funded.</li> <li>• Terry - Raising 4 children in Village Farms and did not need sidewalks.</li> <li>• Emily is explaining how what the residents want and working with the city.</li> <li>• Final proposal will go to the city once all the residents have had a chance to review and discuss.</li> <li>• Kristy – agrees with Terry. But living on Greyhound Pass has been positive and want to make sure the BOD takes everyone’s opinion.</li> <li>• Mike – the dogs and bicycle riders, if you get a leash and the bikes are not paying attention, the leash can get tangled, and you run into other issues. 1.5 – 2 mil is taxpayers’ money. Keep Greyhound Pass and Oakridge Safe.</li> <li>• Tiffany to contact Westfield Police Department for Stats on Greyhound pass.</li> </ul>
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			<ul style="list-style-type: none"> <li>Steve – we want to present what is best for our residents to the city. We want to be transparent and honest.</li> </ul>
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## BOARD REPORT:

### Treasurer – Westin Pigott

- **Review/Approve May Financials –**
  - Motion to Approve – Kyle Bushey
  - 2<sup>nd</sup>: Pat Moyer
  - All – I’s
  - Motion Carries: Yes x No ☐
- **Review/Approve June Financials –**
  - Motion to Approve – Tiffany Liss
  - 2<sup>nd</sup>: Maggie Browning
  - All – I’s
  - Motion Carries: Yes x No ☐
- Brief update on planned changes to financial processes.
- Quarter Financials at the HOA meeting
- Account brought in
- Budget Cost Centers for each BOD position
- Include in Budget –
  - this is the budget
  - this is the progress
- Moving from annual budget to quarterly or bi-annually (TBD)
  - Process to be discussed among BOD
- Feasibility of moving away from Condo Manager
  - Matthew (IT) can assist if needed
- Formal proposal for August for BOD vote
- Formal delegation of authority – in progress/outline for BOD review
  - Officers of XYZ position – spend up to \$1,000, up to \$3,000 of second approval of senior approval, over \$4,000 then bond vote
  - How many under \$1,000 transactions happen? (Kyle)
  - Binding signatory powers
    - Only President for HOA and Legal – may want to consider a backup

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### Planning and Development - Emily Baker –

- Greyhound Pass Survey Results
  - Kyle – How surprised are the BOD of the results?



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- Are we going to say at the meeting of the greyhound pass residents, will we hold a vote at that meeting – the majority want a sidewalk or don't want...painted sidewalks, etc. What form of recommendation do we want to bring to the city will be.
  - Provide an opinion and use data in statistics
    - Maggie – How aligned the residents were on the results, we all want the same things
  - Planning Greyhound Pass Meeting – Week of Aug 15<sup>th</sup> for discussion at August BOD
    - Next Meeting – Use Shamrock Springs
    - Give residents at least 3 weeks notice
    - Date available? Maureen will check.
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### Secretary – Tiffany Liss –

- Common Grounds – Light at entrance of Greyhound pass and Springmill (Top of Gate)
  - Signage at corner of Adios Pass and 146<sup>th</sup> – Blind spot
  - Rebekah's email is up and running
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### Director, Technology – Matt LaPaglia

- Able to take payments online
  - New website will be switched over by next BOD Meeting
  - Access to BOD Members to update their items
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### Director of Communications – Tiffany Liss

- Social Postings
  - Facebook and Nextdoor – discuss ownership/role responsibility
- Tennis Courts reminder – August Newsletter and until work is completed
  - Reminder: The tennis courts will be closed this coming fall through spring 2023 for resurfacing and painting.
- Rebranding Village Farms (Logo, etc)
  - Propose ideas for next BOD Meeting for review/comments
- Sent a total of 6 Emails: **Breakdown:** *(August will be provided as a Board Report):*
- Village Farms Splash Bask Notification Sent to Village Farms Residents on 7/18
  - 967 residents
    - 530 Opened (55%)
    - 51 clicked the RSVP (5.3%)
- Village Farms Sidewalk Communication – 2<sup>nd</sup> Email sent to Village Farms Residents on 7/13
  - Went to residents who did not open the first email or opened but did not click the survey link
  - 209 residents



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- 53 Opens (25.5%)
    - 27 Clicked (13%)
  - Village Farms Sidewalk Communication Email sent to Village Farms Residents on 7/5
    - 967 residents
      - 760 Opened (54%)
      - 375 Clicks (1.5%)
  - 4<sup>th</sup> of July Parade sent on 6/26
    - 967 residents
      - 616 Opens (63.8%)
      - 60 Clicks (6.2%)
  - 12<sup>th</sup> Annual Fishing Tournament sent on 6/16
    - 968 residents
      - 544 Opens (56.3%)
      - 1 Click (0.1%)
  - **July Newsletter Stats**
    - 99.8% Delivery (967) -0.3% from June
    - 518 Opened (53.7%) – -7% from June
    - 14 Clicked (5.4%) – -72% from June
    - 3- Bounced (2 in June)
    - 1 – Unsubscribe (0 in May)
  - **June Facebook Stats\***
    - 787 People Following Us (7/18/22) – up 11% over last month
  - Additional Information:
    - 2,514 People Reached – Up 254%
    - 1,243 Post Engagement – Up 145%
    - 7 Page Likes - 0
- \*Stats June 21 – July 18*





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

Published	Post	Type	Targeting	Reach	Engagement
07/17/2022 1:11 PM	 <a href="#">The pool will be closed for the rest of the day.</a>			204	3 1
07/12/2022 4:34 PM	 UPDATE: not this weekend, folks. We are told there is another delay until 7/22. Stay tuned! Neighbors, be			299	5 2
07/07/2022 4:08 PM	 Free Fly Fishing Clinic July 17, 2022 @ 7pm Fly fishing is one of the most relaxing and beautiful activities I know.			369	17 8
07/05/2022 8:51 PM	 Hello Village Farms Residents - Please check your email for a special survey about a proposed Greyhound Pass			451	30 25
07/05/2022 7:00 PM	 Neighbors, please be aware that Ray's Trash is operating on a 1-day delay this week due to the holiday. Please			355	14 10
07/04/2022 9:57 AM	 HAPPY			257	15 11
06/29/2022 1:04 PM	 The Village Farms "Little Free Library" is now available outside the clubhouse (next to the large rocks - close to			2K	405 289
06/26/2022 9:15 AM	 NOTICE			253	2 1
06/25/2022 12:51 PM	 Neighbors- the bridge closure has apparently been delayed to the weekend of July 8th. Enjoy the weekend!			292	18 5
06/21/2022 3:04 PM	 The Village Farms 2022 Family Fishing Tournament was a Catch! Over 40 contestants fished and there were just			723	153 35
06/21/2022 1:39 PM	 Join the families of Village Farms for the Fourth of July Bike Parade on Monday, July 4th to celebrate the			546	89 35

- **The Little Free Library** was the hottest post on Village Farms Facebook page.

### Director, Social Events - Jennifer Trenner –

- Splash Bash August 6<sup>th</sup> from 5p-9p –
  - Still looking for volunteers to fill a handful of spots. There are a few of the board members who aren't assigned a role or have never volunteered for social since joining the board. Now is the time to help. Check in table still has two slots and trash monitoring/assistance in cleaning up.
- Fall Garage Sale September 9<sup>th</sup> and 10<sup>th</sup> - Maureen has place the ad for the garage sale in the Indy Star.
- Why Cook Wednesday (9/7, 9/14, 9/21 and 9/28)



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- We've added a mobile wine bar to the Why Cook Wednesday Line Up - Let's Wine Down.
- Once all menus/vendors have been confirmed I will send all the information over
- **NOTE:** Tiffany for the August newsletter and again a reminder out after Labor Day would be great as well.
- Emily to do the NextDoor postings each week.
- Matt if you could please add the menu information to the calendar on the Village Farms website
- Halloween - Event times on the Village Farms site are incorrect. I've asked Matt to change them. The times are from 4p-6p.

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### Director, Common Grounds – Patrick Moyer

- Trees being cleaned up
- Mulch down
- Limb at Common Grounds/Trees leaning
- Plant health walk through at EOM.

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### Lakes & Dams – John Mueller –

- Thomas Docks is preparing a multi-tier quote for seawall replacement - very early stages.
- Deaton Docks is giving some non-steel options and associated pricing.
- Update from Orvis Fly Fishing Clinic. We have 11 signed up - I pleased with the number.
  - Thursday, July 21<sup>st</sup> at 7 pm EST
  - People who registered prior were contacted by John
- Lake vegetation appears to be in good shape.
- Emily requested possibility of city providing some of the seawall replacement based on proximity and some connections - good suggestion. I have emailed both seawall companies to see how this has been handled by municipalities in past. Doubtful, but worth an ask.
- Additionally, we may want the city to look at the Greyhound Pass tubes. Metal culverts generally have a 25-year life, and they may be due for replacement. No better time than when this road project gets planned.

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### Recreation – David Gill - Nothing to Report

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

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## The Village Farms Homeowners Association Board Meeting

### 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
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### Directors at Large:

- Maggie Cordaro – Nothing to Report
  - Kyle Bushey – Nothing to Report
  - Alaina Joyce –
    - This week I met with Tiffany regarding assuming Secretary duties. This seems quite doable for me. Tiffany was agreeable to obviously continue the role and we will work to transition shortly. For next month's meeting, if agreeable, I would begin work. Naturally, with her oversight.
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### Property Manager - Maureen Schriener

- Property Manager report:
    - See Board Report
      - Add the report back to the BOD Agenda moving forward (Tiffany)
    - See Rental Report
    - See Transfer Letters and Closings
    - New signs – include new branding when complete
  - Sign for Tennis Courts
  - Community Ground Magazine – Open to BOD members
  - Swim Meet Parking (Emily) – the lots get full at each meet
    - Additional cones with the city for next year for swim meets and parking
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### Any New Items?

NA

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### PUBLIC COMMENTS:

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### Motion to Adjourn: 8:45 pm EST

Motion to Adjourn – Maggie Browning

2<sup>nd</sup> – Westin Pigott

All – I's



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