



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, August 16, 2022 *

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

Call to Order:

Review/Approve Minutes from July Meeting Minutes –

Motion to Approve – Kyle Bushey

2nd: Westin Pigott

All –

Motion Carries: Yes 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	Virtual	
Alaina Joyce	At Large	x	



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Guest Business / Attendees:

Marla Richardson 545 Greyhound Pass

Michael Hawk 15011 Oak Ridge Road

Dave Goodwin 15125 Citation Place

Larry Hutson 15211 Citation Road

Teri Toler 47 E Greyhound Pass

Jeff Bowen 133 W Greyhound Pass

GUEST REMINDER:

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

Note: Please note that this commentary took place at the beginning of the meeting. An exception was made due to the number of guests and sensitivity of the project at hand. For continuity of Board Meeting Notes produced monthly guest comments are in the section “PUBLIC COMMENTS” near the end of the meeting notes.

Board of Directors (BOD) Greyhound Pass Proposed Sidewalk Project Update: A meeting with Greyhound Pass residents is desired. A link to survey monkey was sent to all residents for generic questions on use and thoughts for preliminary information. The July Board meeting discussed the survey results, which took place on the third Tuesday of the month July 19th, 2022. (Displayed results of survey to the attendees.) Overall, the survey indicated the opinions of Greyhound Pass residents and the other community residents were mirrored and consistent with one another. The BOD agreed the survey results should be displayed on the website.

Concerns were expressed that many on Greyhound Pass may not have received the survey or did not realize what the communication was important, and residents elsewhere may not have as well. It is suggested to post a disclaimer explaining the potential some may not have received as well as the participation.

Approximately 321 participants took part in the survey, roughly 40%. The BOD estimates, in terms of a survey, this was well represented. At last month’s board meeting many spoke very passionately. The BOD did not answer all of the questions as this belongs to the city to respond. There will be a meeting with Greyhound residents specifically as most affected, it may be open to others, with representatives of the city. There was considerable back and forth and after the newsletter the city contacted the BOD. The city confirmed August 31, 2022, as a meeting for answering questions such as liability, maintenance, etc. At present the BOD is working to send information out to residents and determine the location for the meeting. The intent is for the final vote to be for Greyhound residents only.



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November 2021 the project was proposed by city officials. BOD Planning and Development Director Emily Baker learned of the milling, restructuring of Greyhound scheduled for 2024. In 2015, city and Village Farms (VF) created a comprehensive plan which included pedestrian safety on Greyhound Pass and the neighborhood. Greyhound Pass is a collector street, especially on the East side and much different than 15-20 years. Being a large neighborhood, the city asked for feedback with primarily those previously contacting the BOD regarding safety. The output of concerns was mature vegetation, slowing traffic, among other things, including parking. Residents of Greyhound Pass were included as well.

The city proposed sidewalks in response and provided crude drawings as well as options for locations with the understanding 70 feet of right of way is owned by the city, 35 feet on each side. The city may or may not listen to the input. (The BOD displayed visual representations from a resident representing roughly the cities proposal, review of pictures).

The second meeting with the city was in April of this year. The option eliminating the parking was the best of the bad options and discussed with the city. The BOD feels uncomfortable recommending yes or no. It is a city project. Opinions from those that live in the project area would like to be presented to the city. **(PLEASE SEE THE SECTION "PUBLIC COMMENTS" DETAILING COMMENTS FROM RESIDENT GUESTS.)**

BOARD REPORT:

Treasurer – Westin Pigott

- **Review/Approve July Financials –**
 - Motion to Approve – Kyle Bushey
 - 2nd: Westin Pigott
 - All –
 - Motion Carries: Yes x No

Planning and Development - Emily Baker – Nothing to Report

Secretary – Tiffany Liss – Nothing to Report

Motion for accepting Alaina Joyce, replacing Tiffany Liss
Motion to Approve - Kyle Bushey
2nd: Matt LaPaglia

Director, Technology – Matt LaPaglia

- Metronet lines are being installed at the clubhouse, providing wifi for the pool.



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- Presently we are still on 25 bit therefore we cannot support enough people without a line update. ATT will not provide fiber because this is not residential service.
- The original fiber line is underground and boring is needed. Metronet realized the fiber on Adios is able to run further and will bore under sidewalks. Village Farms taking a three-year contract will waive installation. Currently Village Farms pays \$134 for DSL. Technically a business \$249 monthly including phone office lines. Required landline for pool. At present the work queue is two months out, Metronet will install internally one day out, and handyman can complete.
- The Village Farms tenant pays for their own service at present through a separate account. Village Farms could explore giving service to the tenant.
- An exception was granted to allow for a public comment/question:
 - Resident: Why can we not get a residential rate?
- BOD: We are not a residential service in this capacity, and it would be best to utilize under the legal interpretation and do the upstanding thing. It is a nice amenity for residents.
- Matt LaPaglia to continue asking Dan to provide all the credentials to the systems.
- Mailchimp is now synced with condo manager. The credentials are needed to do so permanently.

Accessed AWC and credentials. The BOD reviewed what is live. There is now a new URL. The old website is turned off but accessible for reference if needed. The old site URL redirects to the new site. Emails forms were tested and go to the proper place.

MailChimp is still not available due to the absence of credentials. Without the credentials notarized documents and affidavits may be needed to pursue otherwise. Steve is to send an email to Dan requesting once again with a cc: to Matt.

Director, Communications – Tiffany Liss - Nothing to Report

Director, Social Events - Jennifer Trenner – – Nothing to Report

Request to add garage sales to event calendar by Alaina Joyce

Director, Common Grounds – Patrick Moyer

- See Common Grounds Report



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Maureen Schrinier, Property Manager: We will be able to address items in the next two weeks as per report. Follow-up and walked around for broken fence. Considering fence repair inventory and painting for budget purposes for next fall.

Lakes & Dams – John Mueller, Director, Lakes and Dams — Nothing to Report in advance

Meeting commentary:

Fly fishing had a small turn out. A set date would help with success in the future.

Seawall: Second quote for the seawall was received for \$144,000 we need to review the options. Not much interest is shown by contractors unless the work is high end. John Mueller to contact residents for more information.

Center Lake: John Mueller will contact AquaticControl for concerns expressed this evening regarding the aroma. John noted he has received some compliments on the efforts put forth taking care of the lakes.

E Greyhound Pass Lake Tubes: John Mueller reached out on the city on the under-road tubes which have a 25-year half-life. Scott Krauss from city agreed the under-road tubes should be a consideration during the planned city work however, would involve the county. The involvement by the county would include soil and water conversation.

Add the under-road tubes to the road work may push the project timeline out. Hamilton County claims it is the community's responsibility to fix the tubes however, this is still a watershed area. We need to find persons to discuss the project with at the township and with county representatives.

Typically, the bottoms of tubes are rotted. In this case the top is rotted on sight, and temporarily the section has been patched to secure it from a sink hole. We should request an inspection, perhaps even through the DNR. John Mueller will follow up with Carlos. The lower lake is regulated, and the dam would have impact.

Recreation – David Gill - Nothing to Report

Vice President – Maggie Browning – Nothing to Report

President – Steve Castle

- Covenants & Restrictions and Amended and Restated Bylaws (04/21/2017)
 - Check Drafts, etc.
 - Phone/Text inter-board communications
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- Neighbor's comments and concerns (anonymous complaints)
 - Loose lips sink ships
 - Neighbors and friends
 - At the pool
 - At neighborhood parties
-

Directors at Large:

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

Meeting commentary:

The Amenities page of website was updated with pictures and commentary for the lakes. Board members requested Technology add a map to the page. Alaina Joyce to provide copyright release email.

Property Manager - Maureen Schriener

- Property Manager report: See report, included with minutes, and posted online. Copy and paste of board reports into the meeting minutes. Please follow up on the last months minutes and include this month's.
 - See Board Report
 - Add the report back to the BOD Agenda moving forward (Alaina Joyce)
 - See Rental Report
 - See Transfer Letters and Closings

Board Meeting – Aug 2022

Complaints/Comments/Concern

- 15131 Senator Way – pickelball questions 8-10
- 14939 Mercury Ct. – fence easement update 8-6
- 14916 Trotter Ct. – easement for basketball court 8-4
- 421 Sapphire Dr. – burning trash 8-1
- 14939 Mercury Ct. – fence easement 7-29
- 14826 Victory – fence easement 7-27



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- 15211 Citation – lake maintenance 7-30
- 15222 Shoreway E. – lake maintenance 7-20
- 2 E. Senator Way – drain repair 7-20
- 15117 Goodtime Ct. – burning trash 7-20
- 522 Worth Ct. – fence easement 7-19
- 321 E. Columbine Ln. – tree down 7-25 (complete)
- 626 Sapphire Dr. – mailbox repair 7-12 (complete)
- 14832 Sulky Way – questions regarding fox 7-1, 8-5 (complete/newsletter)
- 65 Bali Hai Ct. – chickens, rooster, and ducks 6-23 email sent (complete)
- 14709 Aslong Ct. – siding 10-11, 11-11, 1-20 and 5-4, 6-16, 8-10 (email sent/open)

Clubhouse/Apartment/Maintenance - Rental Report – emailed to BOD

- Changed park closing time from 11 pm to Playground Closed Dusk to Dawn (Pat)
- Ermco - Replace one ceiling light at the clubhouse and look at the pool electrical cover at pool 6-22
- Received fence quote for tennis courts 10-20. Repave tennis court. Received a quote from Leslie and Delello. Vote May 2022. Order sign for tennis gate.
- Apartment – install will be the end of July - new faucet, fan, range vent, and bathroom vanity top (open)
- Gliden – replace broken fence at front parking lot.

Common Ground (Pat Moyer)

- Brightview cut dead arborvitae at the pool. Asked for a quote to replace fall 2022
- CSI sign for common ground – order new signs dusk to dawn & tennis sign
- Hamilton County Soil & Water Grant funds (Clare Lane)
- Replace plants under warranty on Super Star & Fox – fall 2022
- Replace plants on McNamara pound and prairie area – fall 2022



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- Order new bike racks for the pool (budget/open)

Snack Shack & Pool (9-5-22 close for the season)

Back to School Hours (Aug 11th – September 5th)

Monday – 11-8:30

Tuesday – 4-8:30

Wednesday – 4-8:30

Thursday – 4-8:30

Friday 11-9

Saturday 10-9

Sunday 11-8:30

- The transition line for the pool is on order 6-17, 7-5 and 8-5 (open)
- Two pool lights are out 6-23 & 7-12 – electrical repair is needed and John Pyle is working to fix the problem
- Quote for painting pool and baby pool (budget-fall 2022)
- Quote for powerwashing deck (budget-fall 2022)

OTHER – Budget

Office Information – Welcome Packets

- 2 packet

Transfer Letters/Closing Letters – emailed to the BOD

OPEN ITEMS



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Open Items/Budget

- John Mueller - repair seawall at Greyhound Pass. Budget 2023/2024
- Pat Moyer – replace stone wall at tennis courts. Budget 2023/2024
- Emily Baker – 3-year savings for shelter. Budget 2023/2024
- Common Ground Recreation – paint pool and baby pool. Quote 6-23
- Common Ground Recreation – new bike racks and new signs 7-5
- Common Ground Recreation – power wash pool deck. Quote 6-10
- Common Ground Recreation – men's bathroom doors at pool 7-5 (fall)
- Clubhouse bathrooms – tile and reset toilets. Budget 2023/2024

Any New Items?

Resignation – Tiffany Liss resigned, secretary and communications, she is willing to support Alaina Joyce on the transition

Resignation - Jennifer Trenner, social

PUBLIC COMMENTS:

Please note that this commentary took place at the beginning of the meeting. An exception was made due to the number of guests and level of interest of the Greyhound Pass Sidewalk project at hand.

Name:	In-Person/Virtual	Address:	Comment(s):
Marla Richardson	In-Person	545 Greyhound Pass	Resident: Understand sidewalk, curious about project and how it will affect the neighborhood
Michael Hawk	In-Person	15011 Oak Ridge Road	Resident: Aroma off center lake. Needs to be addressed because becoming bad. This lake is being neglected. Will something be done? BOD Response: Aquatic control Brendan service person. He made us aware last week water level where cattle fence is, low despite dredging therefore trouble reaching to treat.



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			<p>Algae bloom difficult, perhaps odor, must meet oxygen threshold level to not kill the fish. Despite algae must wait for oxygen level. Last Wednesday and August 16, 2022. Need to follow up to see if treated. Watching closely, please reach out, do not hesitate to follow-up. Gaining ground and losing on others, input is helpful so that we know to follow-up appropriately. Scheduled to be here every other Wednesday unless we ask for supplemental and we have been requesting. If wet, he will wait to avoid grass damage. Lake temperatures warmer than normal therefore, gaining ground.</p> <p>Resident: After rains it seems to wash down.</p>
Dave Goodwin	In-Person	15125 Citation Place	<p>Resident since 1977, 42 years. Surprised at comment of seawall replacement. Spoke with two neighbors already, they do not see what needs to be replaced.</p> <p>BOD Response: John Mueller shared pictures, more of a planning issue versus and urgent issue. Displayed pictures of the residents' side of the seawall. Cracks, nails overdone, missing pieces, rotting, and standing water (Jeff's side), separation and timber. \$118-144 quotes. Need longer term plan to budget</p> <p>Resident: The original was done in 1980, been there over 40 years. Previous Lakes/Dams determined we needed to add to the wall on Jeff's side, two beams lower, that is original. The others put in together and shared the cost. Added and backfilled to avoid water breaching the top. Friend contracted and unqualified, just added the beams and then put short pin/spike to hold. The upper portion he did is the part now appearing damaged. Aluminum I beams, appear secured. We may be able to just use new timbers only to be sufficient. Girders will not rot, ones in water do not deteriorate, typically on the top.</p>



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			<p>BOD Response: Newsletter should have read as gathering information stage, ideas of how to approach, etc. Dave shared examples of consideration. Started high and low bids and deciding best approach and what is affordable. Quotes are difficult and prefer steel. Prices will not be held. Should also ask for any other recommendations.</p> <p>Makes sense to inspect the level of what needs to be done.</p> <p>(Maureen: Suggesting committee and tapping Dave and Larry for history.)</p> <p>Lake is always important, reason for moving to location</p>
Larry Hudson	In person	15211 Citation	<p>Here to listen to what might be contemplated for Greyhound pass and traffic.</p> <p>Lake question, considering copper sulphate treatment.</p> <p>Not known if we have ever done. Right concentration okay but could be dangerous. John will ask.</p>
Teri Toler	In person	47 E Greyhound Pass	<p>Update on sidewalk. Not receiving information at their email address. Frustrating, lived here for 22 years. Please follow up, no excuses</p>
Jeff Bowen	In person	133 W Greyhound Pass	<p>Heard a lot of rumors, attending to find out what the latest update is currently. Studies from UPS sidewalks increase speed, not sure who was surveyed and could not confirm.</p> <p>BOD Response: Some rumors and expectations are not grounded in reality. The BOD will do our best to answer. This evening Emily is unable to be here due to family circumstances. The board will discuss, where we are going and next steps to share with residents.</p>
Unrecorded Name (Multiple Participants)			<p>Resident: What is the evidence there is an actual problem on Greyhound?</p>



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			<p>Resident: Not known if there were any accidents of major consequence.</p> <p>Resident: Expressed recipient of DUI driver and indicates should not have drunk drivers on road.</p> <p>BOD: Others exercise/walk facing opposing to traffic. Does history say wait to act until something happens to make a change. We may consider additional traffic as a result of growth. We may further need to consult how much traffic has increased from previous reports and if the city can confirm. We have done a couple and asking the city if available. Our goal would be to tell the city percentage for or against and the preferable options. This would be after meeting with the city. Afterwards, hand over the preference of residents.</p> <p>Resident: A comprehensive plan was general safety, primarily speeding, and wanted speed limits lowered to address. Since then, what prompted the survey? There were not any incidents prompting? Is the tail wagging the dog, the city wanting to spend money. Most cars avoid pedestrians, going out of way and has felt secure. Speeding no matter what.</p> <p>BOD: The city is addressing because being taken down to the road. Thus prompting.</p>
Unrecorded Name			<p>Where does the bicycle go, within the street?</p> <p>BOD: Indiana state law is to stay on the road.</p>
Teri Toler	In person	47 E Greyhound Pass	Why no meeting among Greyhound Pass first, and having discussion in front of city first?
Teri Toler	In person	47 E Greyhound Pass	<p>I called my Homeowners Insurance and residents would be responsible.</p> <p>Maureen Schriener, Property Manager: The city has not yet answered the liability and</p>



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			<p>maintenance responsibility and they need to answer the residents.</p> <p>John Mueller, Director Lakes and Dams: expressed he is responsible for snow removal of sidewalks at his home.</p>
Teri Toler	In person	47 E Greyhound Pass	<p>We conducted an informal survey of passersbys, most expressed they are okay but do move out of the way. The white painting has helped.</p> <p>BOD: We would like city to be here to answer so that residents could make an informed decision. We would also like for the city to offer other suggestions of how to slow traffic. As residents, we might take it for granted.</p>
Jeff Bowen	In person	133 W Greyhound Pass	<p>I would like to know if police report(s) are available. More lines on the road may make it look like a highway. We can always make it safer but need to consider practicality.</p> <p>BOD: The data has been requested</p>
			<p>Steve Castle: Closing open forum for the board meeting. Expect to hear from us, address email issues, will confirm the city meeting and send an invitation to Greyhound Pass residents and likely all residents. City has not begun planning nor engineering of a plan for Greyhound Pass. The meeting will be opportunity for residents to express the opinions to approve or decline.</p>

Motion to Adjourn:

Motion to Adjourn – Westin Piggot



2nd – Kyle Bushey

All –



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Motion Carries: Yes No

Secretary Signature		Alaina Joyce
President Signature		Steve Castle