



**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 June Meeting Minutes –

Motion to Approve – Steve Castle

2nd: Patrick Moyer

All –

Motion Carries: Yes ☐ x No ☐

Roll Call:

- A Quorum was present ☐ x
- A Quorum was not present ☐

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



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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):
Mary Arthur	In-Person		No comments, here to observe
Dan Niederberger – 401 Adios Ct.	In-Person		<p>Youngsters in social decisions Adios Pass youngsters and olders 529 Fox Lane firing mortars Spoke with homeowners, stopped the one night then started again, spoke with officer at clubhouse and they called those on duty. He called police at least one. Hamilton County Sheriffs came and ended.</p> <p>Board Response: Please call the police each time. After so many instances the city can take action. There has to be enough complaints about the same incident and will have the data.</p>
Caroline (Unknown Last Name)	Virtual		No comments
Mary and Dan Blankemeier	Virtual		No comments
Evan (Unknown Last Name)	Virtual		<p>Regarding the tennis courts and board to hit against is that included in the upgrades? I am offering assistance to construct if needed</p> <p>Board Response: Yes, included in the proposal</p>

BOARD REPORT:

Treasurer – Westin Pigott

- **Review/Approve July Financials –**
 - Motion to Approve – David Gill
 - 2nd: Maggie Browning
 - All –
 - Motion Carries: Yes ☐ x No ☐

Planning and Development - Emily Baker



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- Update on Greyhound Pass project and information provided to the city and/or residents, if available.
 - BOD not able to follow-up with city due to scheduling. Votes were tallied and spreadsheet is being built to include all votes. Those that came late being marked as such.
 - Votes as follows: 26 For, 47 Against, most in favor of safety measures and no change to the street. As discussed, Emily is to work with city to let them know the preferences of the residents. We will likely ask residents again for input once the city determines any other measures that can be taken to enhance safety.
 - The BOD will include any information/input from residents to assist the city in making decisions. The information will be compiled and reviewed by the BOD before being sent to the city.
 - Maureen is to follow up with Chief of Police for speed reduction. There have been infractions but not pedestrian incidents. Many residents are willing to support and participate. Based on speeding data and speeding studies is how a problem is identified and the 85% threshold of speeders recognized. Residents were interested in lower speed limit(s).
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Secretary – Alaina Joyce –

- Board of Director member list in Agenda updated
 - Record of meeting with the township. Recording from township and Greyhound Pass meeting available to residents.
 - Please check location for portal and post to minutes on website
 - Emily will create a transcript
 - July's meeting notes and inclusion of Maureen's report as requested in the August meeting.
 - Alaina to audit and add to meeting notes, notate the change and why. Last 12 months
 - **Review/Approve Audit of Notes and inclusion of Maureen's reports –**
 - Motion to Approve – Maggie Browning
 - 2nd: Westin Pigott
 - All –
 - Motion Carries: Yes ☐ x No ☐
 - Newsletter
 - Maggie Browning will take on the responsibility for now. Matt will provide the login information to Maggie.
 - Alaina will build a (template response and request library) for the Secretary position.
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Director, Technology – Matt LaPaglia

- Metronet is installing at the clubhouse, wifi for the pool. Metronet hit the gas line, and the internet installation is delayed.
 - Contractors had the incident, the sales representative does not know anything as of yet. They will provide an update when possible, this may take a few months.



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- Many credentials were received from Dan. Dan says there are more to send, however we do not have confirmation as to what they are as it appears the BOD now has all.
- The Newsletter signup, "submit and inquiry" and "submit a rental inquiry" are all working well.
 - Residents sign-up themselves. About a dozen signed up and updated as well
 - Some may be overlaps, some may be signing up twice.
 - Maureen will send overlaps as needed in condo manager
- Matt is creating accounts for directors to post on the website. The posting for the website will occur automatically as well as posts to Facebook and Twitter.
 - We do not need to post in multiple places. With Wordpress we do not need to wait until a fix or update by one person.
- Survey monkey, could be left with planning or move to technology and then create sub accounts for others to use. Responses can be sent somewhere else. A plan will be made and will come back to the BOD along with instructions.

Director of Communications – Interim Director - Nothing to Report

- Discussion of the role and what it would entail
- Discussion about the ability of Directors-At-Large to assist
- Maggie Browning is willing to assist in training. Perhaps discuss with Kyle Bushey if he could assume responsibility.
- September will be missed, begin again with October

Director, Social Events – Maggie Cordaro, Director At Large acting on behalf

- Discussion as a BOD as to what will work in assuming the role.
 - Maggie C. has been working with Jen and trying to assume projects/events
 - Consideration is being given to a committee, as other people are willing to volunteer
 - Maggie C will be interim director until April, in April at the Annual Meeting she will be voted to become an official Director and Board member.
 - Rebekah will be assisting along with other volunteers
 - Matt will move Maggie C's email to social
- Discussion regarding the social events budget. The previous budget was not entered to the program by the Director. Items are rarely classified and likewise expenses against line items. As of now about six months of budget remains, with spending so far only for the Splash Bash and Fishing Tournament. Food and Entertainment is significantly over at this time. Westin will review and provide more guidance.
- Discussion and update on Why Cook Wednesday and allowing resident vendors. Food trucks all met minimums. The boutique truck request by a resident would help bring in people and is not a competing business. However, insurance as well as availability and opportunity would need to



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be given to all residents. We could consider this in the future or a completely separate event like the Craft Fair.

- Car Show Overview:

Note: Some of this dialogue took place as part of the Lakes and Dams reports as John had volunteered. It has been reclassified to the Social portion of the meeting.

- Have more trash cans
- Include a Kiddie car show
- Bring participants together to plan 2023 - have Pizza and drinks and have fun planning. Separate day perhaps. John will speak with Maggie C to coordinate better.
- There was an ice cream truck without approvals or coordination and created competition for the Why Cook Wendsday vendors. In the future we need to coordinate better and perhaps have the event under Social.
- Assistance and/or updates on upcoming events :
 - Craft Fair – 16 vendors, November 26th, understanding strictly crafts but we can adapt, VF residents first and then others. We could use the downstairs as well. Maggie to work with Maureen regarding specifics about insurance requirements.
 - Halloween Party – trunk or treat, volunteer basis, access to restroom, face painters (monitor indoors), pumpkin carving at home for judging. No painting this year
 - Christmas Party – Contacted Santa, to arrange. Previously \$300. Will be 3-6 pm
- Due to the miscommunication with the boutique truck and the ice cream truck the BOD discussed emails being sent to the correct locations/Directors and how to best direct. This included scenarios on how to handle and review of lessons learned. The By-Laws for Common Properties Rules, SECTION A CLUBHOUSE RULES, PARAGRAPH 4, NO COMMERCIAL ENDEAVORS ARE PERMITTED. ON FOOD TRUCKS WE HAVE A CONTRACT WITH MINIMUMS was referenced. This is key to continue discussion among the BOD, discussions with residents and transparency for all. In short we are bound and protected by the Bylaws, insurance, attorneys and Board approval.

Director, Common Grounds – Patrick Moyer –

- The grounds were walked. Addressed the arborvitaes and other dead plants, awaiting response from the landscapers
- Likely there is a need to budget for new bike racks
- Confirmed the sand in the volleyball area is replaced each year

Lakes & Dams – John Mueller —

- DNR and County Soil and Water were called out by a resident, an update is being provided to the BOD on this meeting and discussions. Of concern was the Prairie grass area and asked for meeting with county to determine if this is legal. This is an ongoing issue and there are some options from DNR, John and Maureen are working through the financials and the contract,



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especially regarding the deep rooted vegetation. Returning back to grass versus prairie grass, is very costly, and maintenance of the grass was quite expensive in the past. The BOD is working to ground ourselves that what we are doing is correct and in best interests of the community. We are beyond the initial 3 year trial period. Investigation is being done to determine if there are things to beautify further, and the DNR has said we could remove some invasive species, and utilize cost sharing/saving options like butterfly plants.

- The Middle Lake vegetation has built up and Aquatic Control has been notified by Maureen.
 - Lots of emails and texts regarding the state of the lake were received this year. The BOD will address earlier in year, next year, to get ahead of any potential issues.
- Lakes Committee to be formed by End-Of-Year
 - Perhaps a committee of regular commenters and community participants, establishing trends. This would establish a data set and history available on the care of the lakes. Several people have volunteered to participate and work through the Board Director.
- Lake vegetation communication report:
 - Give clarity to when Aquatic Control is scheduled.
 - Track when additional actions are made
 - Track Upper, Middle and Lower Lake status. Green, Yellow, Red - with trend arrows - Up and Down.
- Talk to Matt as to how best to build the dashboard
- November / December meetings to gather bids and options for the lake wall
 - Deaton Docks
 - Thomas Docks
 - Bright view? Maureen to check on landscaper or handyman to replace the top 3 rows
- Car Show post event thoughts:
Note: Some of this dialogue took place as part of the Lakes and Dams reports as John had volunteered. It has been reclassified to the Social portion of the meeting.

Recreation – David Gill

- The Pool ran well, we do not believe we had any complaints and there were no safety incidents
- Some pool repairs need to be done
- A quote was obtained for painting the pool, it was estimated at ~\$54,000, there will be a budgeting conversation in December
- Powerwashing the deck is ~\$5,000, we have never previously washed the deck, there will be a budgeting conversation in December
- The BOD is still awaiting the swim team moms to come and update

Vice President – Maggie Browning – Nothing to Report

President – Steve Castle



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- Brief recap on reminding residents to come to the Board meeting(s) or email the Board to express their concerns. In this manner the entire Board will hear the feedback. This will also allow others to hear what is being communicated on behalf of the Board.
 - A reminder that any commentary you make will return to individuals and we should preferably make comments to a person directly.
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Directors at Large:

- Kyle Bushey – Nothing to Report
 - Rebekah Meldrum – Nothing to Report
 - Maggie Cordaro – Acting on behalf of Director, Social Events. See section Director, Social Events
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Property Manager - Maureen Schriener

- Agrees with the recap from Steve regarding the elimination of side discussions or talking about one another. The comments may be hurtful and decisions are hard to enforce without the back of one another and the Board.
- The tennis court project is starting. The courts are used significantly for Pickleball. The contractor Lyles recommends installing two permanent pickleball courts at ~\$2,300. Also, to leave the tennis available. Pickleball is quite popular with the residents and it is in the scope of project thus it seems to make sense to do at this time. Project starts soon, painting in Spring.
- Property Manager report:
 - See Board Report as part of BOD agenda below
 - See Rental Report
 - See Transfer Letters and Closings

Board Meeting – September 2022

Complaints/Comments/Concern

- 15111 Oak Ridge Rd – spray lake 9-12
- Light post on common ground has hornets 8-31(complete 9/6)
- Parking on Citation Rd. 9-2 (complete)
- Common ground – tree down (replaced 8-31) and light poll is bent
- 14925 Senator Way – easement question 8-30



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- 126 Amkey Way – plot question 8-18
 - Sapphire & Oak Ridge spray for yellow jacket nest 8-17
 - 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
- Update on tennis court project 9-13 (pickleball & fence)
 - Scat 9-6
 - Metronet to install at clubhouse 8-30. Hit gasline on 9-12
 - Ermco - Replace one ceiling light at the clubhouse and look at the pool electrical cover at pool (open)
 - 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 September - new faucet, fan, range vent, and bathroom vanity top (open)
 - Gliden – replace broken fence at front parking lot (open)
 - Light out at Sapphire and Oakridge 9-9. Dustin will fix 9-16 (open)

Common Ground (Pat Moyer)

- Brightview cut dead arborvitae at the pool, two trees replaced at playground (complete) 8-29
- CSI sign for common ground – order new signs dusk to dawn & tennis sign (open)
- 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

Snack Shack & Pool (Closed)

Pool (Closed)

- Two pool lights are out 6-23 & 7-12 – electrical repair is needed and John Pyle is working to fix the problem (open)



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· Quote for painting pool and baby pool (budget-recieved)

· Quote for powerwashing deck (budget-recieved)

OTHER – Budget

Office Information – Welcome Packets

· 1 packet

Transfer Letters/Closing Letters – emailed to the BOD

OPEN ITEMS

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. Received 8-17

· Common Ground Recreation – new bike racks and new signs 7-5

· Common Ground Recreation – power wash pool deck. Received 8-17

· Common Ground Recreation – men's bathroom doors at pool 7-5 (fall)

· Clubhouse bathrooms – tile and reset toilets. Budget 2023/2024

Any New Items?

Not Applicable

PUBLIC COMMENTS: See Guest Business section

Motion to Adjourn:

Motion to Adjourn – Westin Pigott



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2nd – David Gill

All –

Motion Carries: Yes ☒ x No ☐