



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, October 17, 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 –

2nd:

All –

Motion Carries: Yes No

Roll Call:

- A Quorum was present
- A Quorum was not present

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

BOARD REPORT:

Treasurer – Westin Pigott

- **Review/Approve July Financials –**
 - Motion to Approve –
 - 2nd:
 - All –
 - Motion Carries: Yes No
- Alderdeen CPA is merging with another firm and terminating our bookkeeping agreement likely by December 31, 2022. More details are to follow. We will need to hire a new CPA firm for bookkeeping, monthly statement generation and tax preparation. Please submit ideas.
- Available for reference to the Board are the Expectations and Processes as a reference to common questions. It is located on the Financial Report Portal

Planning and Development - Emily Baker

- Update on Greyhound Pass project with city
 - Update on voting spreadsheet compiling
 - Update on compiled information/input from residents to be reviewed by the Board and submitted to the city
 - Update on transcript of meeting video with residents and the city from August 31, 2022

Secretary – Alaina Joyce

- Task items from June 2022 meeting notes regarding the Property Manager job description, salary and yearly evaluation. Confirm if follow-up is necessary



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- Secretary templates, work in progress
 - Audit of previous meeting notes to update, as approved by the Board at the September 2020 meeting, to include Property Manager reports, work in progress
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Director, Technology – Matt LaPaglia

- Update on installation of wifi at the pool
 - Update on Mailchimp account upgrade to support multiple users
-

Director of Communications – [Open Position] - Nothing to Report

Director, Social Events – Maggie Cordaro, Interim Director, Social Events

- Consideration to increase the Social Events budget:
 - Motion to vote for budget increase. Suggested as, I, Maggie Cordaro, motion that we increase the budget for Community Programs for FY2022 from \$21,000 to \$24,000 to enable the existing Halloween Party plans to be able to go forward."
 - Discussion of proposed needs for the Social budget from end of October through April 30, 2023 and vote to approve. This will avoid the current predicament of overage from reoccurring:
 - Halloween party-roughly \$800 including \$500 for face painters
 - Craft Fair-food and drinks for vendors, confirm if anything additional- roughly \$150-\$200
 - Christmas party - Santa is \$375, plus a few hundred dollars for snacks and activities
 - Dec board meeting- confirm if drinks are usually purchased
 - Easter egg hunt- candy and prizes for inside eggs - roughly \$100-\$150
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Director, Common Grounds – Patrick Moyer

- See Common Grounds Report
-

Lakes & Dams – John Mueller — Nothing to Report

- Forming a Lakes committee
 - Developing options for lake wall improvements
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- Reporting system for spring and summer lakes condition
- Develop a reporting process for spring and summer lakes status
- Update on visit to Aquatic Controls offices in Seymour to understand their capabilities

Recreation – David Gill - Nothing to Report

Vice President – Maggie Browning

- Newsletter update, if necessary
-

President – Steve Castle

- Discuss how to handle complaints and repeat offenders of firework (and mortar) ordinances
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Directors at Large:

- Kyle Bushey – Nothing to Report
 - Rebekah Muldrum – Nothing to Report
-

Property Manager - Maureen Schriener

- Update on Swim mothers providing end of year presentation
- Update on scheduling the Chief of Police for a meeting
- Confirm if the Common Rules in the Welcome Packet have been posted to the website
- Property Manager report:
 - See Board Report
 - See Rental Report
 - See Transfer Letters and Closings

Board Meeting – October 2022

Complaints/Comments/Concern

- 14710 Laredo Ct. – Greyhound Pass safety concerns – 10-11 (complete)
- 488 Sapphire Dr. – C&R questions 10-7 (complete)
- 9 Greyhound Pass – trailer, work trailer and boat (12-6 will be moved)
- 15236 Count Fleet Ct. – questions regarding RV 10-3
- 350 Greyhound Pass – lost & found 10-3 (complete)
- 14902 Amkey Ct. – fence 10-3 (complete)



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- 14939 Mercury Ct. – fence placement (waiting on survey) 10-3
- 529 Sapphire – fireworks complaint 9-20 (call the poice/closed)
- 636 Worth Ct. – question regarding sealing driveway and sidewalk 9-19 (complete)
- 15111 Oak Ridge Rd – spray lake 9-12 & 9-27 (complete)
- 14709 Aslong Ct. – siding 10-11, 11-11, 1-20 and 5-4, 6-16, 8-10 (email sent/open) closed 10-3

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

- Heartwood Enterprises came out and fixed the men's bathroom, pool maintenance, clubhouse lower level from the pool and lower level going upstairs, and emergency upstairs clubhouse door 10-3 (complete)
- Update on tennis court project start date the week of 10-17 (board approved)
- Metronet to install at clubhouse 9-20
- Ermco - Replace one ceiling light at the clubhouse, look at the pool electrical cover at the pool, and walk post light (open)
- Gliden will be out to remove the tennis fence the week of 10-10. Posted sign for tennis courts 10-3
- Apartment – install will be October - new faucet, range vent, bathroom exsast fan, and bathroom vanity top (open)
- Gliden – replace the broken fence at the front parking lot (open)
- Light out at Sapphire and Oakridge 9-9. Dustin will fix 9-29 (complete)

Common Ground (Pat Moyer)

- CSI sign for common ground – order new signs dusk to dawn (CSI/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)
- Emiled Pyle's Pool regarding closing 10-11
- Quote for painting pool and baby pool (budget-recieved)
- Quote for powerwashing deck (budget-recieved)

OTHER –

- Sent request and email to Captain M. Vickroy at the Westfield Police Department to attend our board meeting 9-21 & vm 10-3
- Sent an email to Brightview asking if they repair seawalls 9-21. Responded no but they sent a recommendation. Forwarded to J. Mueller 9-21 (closed)
- Sent J. Mueller a quote from Brightview for priaier grass 10-5-22



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Office Information – Welcome Packets

- 3 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 the stone wall at the 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. Received 10-7
- Common Ground Recreation – power wash pool deck. Received 8-17
- 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 –

2nd –

All –

Motion Carries: Yes No

Secretary Signature		Alaina Joyce
President Signature		Steve Castle