



**The Village Farms  
Homeowners  
Association Board  
Meeting**

**Tuesday, January 17, 2023, \***

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

**Call to Order:**

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

Motion to Approve – Steve

2<sup>nd</sup>: Emily

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, Interim Director, Social Events	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):
Greg Templeton			
Caroline & Ben			

**BOARD REPORT:**

**Treasurer – Westin Pigott**

- **Review/Approve November Financials –**
  - Motion to Approve – Westin Pigott
  - 2<sup>nd</sup>: Kyle Bushey
  - All –
  - Motion Carries: Yes  No
- **Review/Approve December Financials – Westin Pigott**
  - Motion to Approve – Westin
  - 2<sup>nd</sup>: Kyle
  - All –
  - Motion Carries: Yes  No
- Update accounting partner firm replacement. Established with new accounting individual, working with Ally to make transition. Successful in closing 2022 books and last months. Cost is less than previous.
- Credit/Debit expiring this month new one will be sent. Then will look in to technology, social, and Maureen
- Money Market account at Regions. Looked in to FDIC. Exposure at regions over by 20k. Fidelity offers cash management account and does deposit sweep, would serve as reserve account to separate from operational. 1.5m protection, more investigation needed. Likely the rest is covered appropriately. Looking at other CD accounts and trying to renew at higher rate instead of auto-renew.
- Report on current budget status. Formerly accept at April meeting and need to finalize for mailing in mid-March with at least two weeks lead. Would like to complete by the end of January.



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- HOA Dues – likely increase 10%, perhaps yearly. Should send out advanced notice for February BOD meeting to prepare for discussion. No limitation within the bylaws.
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**Planning and Development - Emily Baker**

- Updates, if needed
  - Nothing from the city since the last meeting.
  - Added whirly birds on Greyhound Pass.
  - During the upcoming project BOD will investigate what could be done within the footprint of the project. Example striping, rumble strips. Project slated for 2024 and is not priority with township.
  - Shelter not brought up at budget meeting due to unforeseen projects. Will bring up again in the future, to be decided on location. Allow for in future budget. (Capital projects reassessed and planning might be possible within a few years.) Closer to clubhouse for the location might be advantageous however, not necessary. Perhaps some grills, necessity for code, insurance, etc. Idea for the upper lake location to improve use of upper lake for other residents.
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**Secretary – Alaina Joyce**

- Tennis court meeting notes, to do item. Leave open for February meeting, basic notes and outline of expenditures, previous history. Also, include email from the resident XXX
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**Director, Technology – Matt LaPaglia**

- Update on installation of Wi-Fi at the pool. Metro installed; speed test greatly improved. We can now move ahead with the Wi-Fi, access point available for outside/inside, hardware as well. Pool requires pool telephone but dropping ATT. Investigated running telephone line or a dedicated cell phone \$25 from Walmart, plan not needed. Need to confirm how we are being billed. Installation fee waived by MetroNet on 3 year contract we have entered.
  - Update on Mailchimp account upgrade to support multiple users. Waiting on debit account, for now code is shared.
  - Maureen receiving requests from residents, being placed to MailChimp automatically, if they exist, they are updated and adds new. Sent to Maureen as a stopgap if a name should be removed.
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**Director of Communications – [Open Position] - Nothing to Report**

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

- Recap of the Craft Fair – went well, no complaints good feedback
- Recap Christmas Party – went well, no complaints good feedback
- Discuss Movie Night potential plans, BYO, need to choose date
- Upcoming event: Easter egg hunt- candy and prizes. Historical information \$950 on event, likely higher due to vendor. Addtl ~\$450 for other (prizes by age groups, candy, coffee, etc.). Date changed to avoid Westfield spring break. Need bunny performer. Spoke with Titus bakery as an alternative to lower the cost.
- Request more sums for Easter and Garage sale event because of budget overage. Motion 24k to 25k for 2022. Westin/Kyle Passed
- Need to verify the July 4th event with Sonia, we can address as a Board if we should support. Lines up with Fire Department and has an ice pop stand
- Schedule of 2023 Events : (reserved with Maureen
  - March 25: Easter egg hunt
  - May 19-20: Spring garage sale
  - June 11: Fishing tournament
  - Aug 5: Splash bash
  - Sept 8-9: Fall garage sale
  - Oct 29: Family Halloween party
  - Nov 25: Craft fair
  - Dec 9: Family holiday party
- Other items, as need
  - Car show, is that possible again. Potentially align with a food truck. That would help conserve on the budget. Kyle would help also. Maggie to decide on date sometime in September.

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**Director, Common Grounds – Patrick Moyer**

- ~~See Common Grounds Report~~
- Update signs for around clubhouse - weather permitting, park closed at dusk
- Update benches and bike racks for community – 2023/2024, in budget
- Brightview meeting 1/18/23 to discuss contract, likely it will be a review of pricing.
- Repair of fence by prairie grass, next year's budget
- Tennis wall quote, next year's budget
- Nick will repaint boards in Spring
- Nick moving people away from the trash violators



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**Lakes & Dams – John Mueller (Report sent via email)**

- Spoke at length with Brenden at Aquatic Control. We have discussed some continuous improvement ideas for 2023. These are all low to no cost items.
  - Suggest Board skips the fish survey. Instead, add a type of fish that is predacious to shad. We are seeing an increase in shad schools. Shad are a lake quality disaster if allowed to overpopulate (again).
  - We measured and have estimated material costs for the lake wall future project. Currently poly 4x4 beams to replace the deteriorating wood beams will cost approximately \$17,000. This is a high estimate based on measurements and the current market price.
  - DNR is having a lake management class in March - I am currently planning on attending.
  - Suggest our Lake Rules be published in a spring VF Newsletter. There are points to emphasize.
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**Recreation – David Gill - Nothing to Report**

Health permit, Maureen secured this week

Phone discussed

Need quote to paint pools

Electrical repair, inside pool lights (replacing original line, attempting to fish)

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**Vice President – Maggie Browning**

- Newsletter update/recap, if necessary
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**President – Steve Castle**

- Mercury Court, fence in easement, as needed
  - Outlined points: Cannot allowed to build in easement, regardless of neighbors' fences, incidents treated individually. Neighbors in violation does not absolve him from responsibility. Board can choose to deal with other homeowners as we see fit. Legal advice included in the email sent to the Board. Steve will write on behalf of the Board citing the fence cannot be in the easement and must be removed.
  - In the future the Board could consider entering an agreement with individuals in violation of the easement, and utilities still have right of way. Also, part of discovery in the future if the home is sold.
  - Due diligence on building envelopes and easements placed in the January Newsletter to residents.
  - Reminder for Board members to set an example in compliance. The freedom of speech allows us to enforce.



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**Directors at Large:**

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

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**Property Manager - Maureen Schriener**

- Mayor race has previously been allowed to utilize the clubhouse for a rental. Reminder not to show favoritism for a particular candidate. Previous events were done carefully to avoid such. Someone may host a private event like any other paying clubhouse rental, limit social media and signs.
- ~~Tennis court update~~
- ~~Prairie area update~~
- Property Manager report:
  - See Board Report
  - See Rental Report
  - See Transfer Letters and Closings

Board Meeting – December 2022

**Complaints/Comments/Concern**

- 9 Greyhound Pass – trailer, work trailer, and boat (2-15) open
- 14939 Mercury Ct. – fence placement (waiting on a survey and answer from attorney) 10-3, 10-18, 11-15 (open)

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

- Update on tennis court project. Remediation 12-15-22, completion will be spring 2023 (open)
- Metronet to install at clubhouse 9-20, 10-18-11-15 (open)
- Ermco – common ground park lights are out 1-5 (open)
- Paint new board fence in spring (open)

Common Ground (Pat Moyer)

- Pat Moyer – install new common ground signs (open)



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· Get a quote to repair/remove/replace and paint common ground fence (budget 2023). Remove fence on wildflower. Received quote (open)

· Replace tennis court wall (received quote spring 2023 budget)

Snack Shack & Pool (Closed)

· Hamilton County Health Department Permit 12-22

Pool (Closed)

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

OTHER –

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 2024

· Pat Moyer – replace the stone wall at the tennis courts 2023

· Pat Moyer – replace park benches 2023

· Common Ground Recreation – paint pool and baby pool. 2023 received 8-17

· Common Ground Recreation – new bike racks and benches. 2023 received 10-7

· Common Ground Recreation – power wash pool deck 2023 received 8-17 (not recommended by Pyles)

· Clubhouse bathrooms – tile and reset toilets. Budget 2023

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**Any New Items?**





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Not Applicable

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**PUBLIC COMMENTS:** See Guest Business section

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**Motion to Adjourn:**

Motion to Adjourn – Westin

2<sup>nd</sup> – Westin

All –

Motion Carries: Yes  x No

Secretary Signature		Alaina Joyce
President Signature		Steve Castle