



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, May 16, 2023

Call to Order: 7:05pm

Review/Approve Minutes from April Meeting Minutes –

Motion to Approve – Westin Pigott

2nd: Emily Baker

All – Yes

Motion Carries: Yes No

Roll Call:

- A Quorum was present
- A Quorum was not present

Name:	Title:	Present	Absent
Steve Castle	President	X	
[Open Position]	Vice President		
Westin Pigott	Treasurer	X	
Emily Baker	Secretary	X	
Maureen Schriener	Property Manager	X	
[Open Position]	Lakes and Dams		
[Open Position]	Recreation		
[Open Position]	Communications		
Patrick Moyer	Director, Common Grounds		X
Karl Krukenberg	Planning and Development	X	
Maggie Cordaro	Director, Social Events	X	
Matt LaPaglia	Director, Technology	X	
Kyle Bushey	At Large		X
Richard Overfield	At Large	X	



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Guest Business / Attendees: Patti Lipitz, Donna Webster, Pattie Gray, Ken Lipitz, Bob Gray, Dan Blankemeier, Tiffany Liss, Jeffrey Yardley, Randi Miles, Ben Browning

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):
Pattie Gray	In Person	15 E. Laredo Way N. Drive	Little free library
Ben Browning	In Person	520 Super Star Dr.	Would like to join the board: Engineer by trade
Randi Miles	In Person	698 McNamara	Would like to join the board: Interested in recreation position
Jeffrey Yardley	In Person	14918 Admiral Way N	Would like to join the board
Tiffany Liss	In Person	14904 Sulky Way	Would like to rejoin the board: Background in communications/marketing

*During guest business, as Mrs. Gray was presenting about the Little Free Library, there was an outburst from Mr. Blankemeier stating “Shut the f*ck up! You can’t tell her to stop talking, and you can’t tell me to stop talking” Steve Castle, BOD President and other BOD members asked him to please sit down, and let him know that if he continued to yell and threaten us he would have to leave the building. He challenged that with “f-bombs” and let us know he didn’t have to sit down and he didn’t have to be quiet, and he didn’t have to leave the building. We did mention that we would call the police if he didn’t get himself under control, and he also added, “I’m the one who got the lawyer, do you guys know that I’m the one who got the lawyer?” He then proceeded to tell everyone that he and his lawyer are looking into things because the BOD needs to be audited. We called our resident police officer, Nick to come join the meeting. Once the officer arrived, Mr. Blankemeier left very abruptly and the meeting was able to carry on as usual*

Motion to approve 4 new board members as interim and non-voting members: Westin Pigott
2nd: Emily Baker

Motion carries: The following interim positions are approved: Ben Browning- Lakes and Dams; Randi Miles- Recreation; Tiffany Liss- Communications; Jeff Yardley- remains at large
Richard Overfield to assume Vice President position for the remainder of 2023



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BOARD REPORT:

Treasurer – Westin Pigott

- Bento cards issued and received
 - Checking account funds need to be moved to keep us below FDIC limits. Moving to Fidelity. Not a rush, just something to be done.
 - IRS issued finding that we are liable for interest income due to our CD investments. Will get sorted this month.
 - 140 dues outstanding: \$81,050
 - Paypal shorted fee by \$.68 on each transaction, more money to pursue than to write off, will write this off as General Expense.
 - Can we set up not-for-profit status on paypal to reduce fees for next year? Matt to look into this
-

Planning and Development - Emily Baker with transition to Karl Krukenberg

- Emily and Karl to follow up with outstanding issues, then transition role
 - Greyhound resurfacing
 - Path on Oak Ridge north of Citation
 - Neighborhood road resurfacing
 - Tubes under Greyhound east of Oak Ridge
-

Secretary – Emily Baker

- Emily will meet with Matt to ensure that only finalized meeting minutes with signatures are uploaded onto the VF website
-

Director, Technology – Matt LaPaglia

- Meeting minutes are now uploaded to the share file, will be uploaded to the website once finalized and locked
 - Wifi up and running at the pool
 - Reminder to send all board communication through official board email, not personal, text, etc.
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Director of Communications – [Open Position] - Tiffany Liss to assume interim role

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

- Garage Sale
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- May 19-20
- Newspaper ad, advertising on social media, signs in neighborhood
- Signs placed around VF

- Kona Ice
 - May 26, 4:30-5:30
 - Bubbles? (\$20)- Yes

- Tennis Court Opening
 - Date?
 - Ribbon cutting?
 - Popsicles?
 - Request for app to schedule tennis/ pickle ball: Randi Miles
 - Group will convene to discuss best options
 - Guest suggestion: Patti Lipitz- can we set a time restriction?
 - First come, first served hours

- Splash Bash
 - Paid deposit
 - Entertainment: water slides, dunk tank, tattoos, corn hole reserved
 - Balloon artists and caricaturists moved to Halloween event
 - Discuss food options-how much to charge? Big Hoffa's? \$10/family
 - Ice cream?

- Car Show
 - Sept 13
 - Have contacted multiple food trucks with no response
 - Tiffany Liss to work with Maggie to secure food vendors

- 4th of July parade
 - Maggie to meet with Sonia Johns to discuss specifics
 - Popsicles- approved as long as within budget

Director, Common Grounds – Patrick Moyer

- No report submitted

Lakes & Dams – Open Position (John Mueller sent final report via email)

- No report submitted

Recreation – Maureen Schriener in lieu of



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- Waiting on tennis fence to be completed, should be done soon
 - After fence install pool will be worked on by Pyle's
 - Signs for tennis and pool nearly ready to go
 - Signs need to be corrected to "Dawn to Dusk" and posts need to be replaced. Discussion on best place to position due to one-way
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Vice President – Open Position

- No report sent
-

President – Steve Castle

- Reminder of Board Openings and proposed appointments
 - Treasurer-Westin Pigott - Budget and expense review
 - Vice President – open
 - Secretary – Emily Baker
 - Recreation – open
 - Common Grounds – Patrick Moyer
 - Lakes & Dams – open
 - Social Events – Maggie Cordaro
 - Technology – Matt LaPaglia
 - Communications – open
 - Planning & Development – Karl Kruckenberg
 - President – Steve Castle
 - At Large – Kyle Bushey
 - Vote May– Jeff Yardley
 - Vote May – Ben Browning
 - Vote May – Dan Laskowski
-

Directors at Large:

- Kyle Bushey – No report submitted
-

Property Manager - Maureen Schriener

Complaints/Comments/Concern

- 15202 Shoreway E. Ct. – removal of five ash trees on the common ground 5-13
 - Fox Lane – parking overnight 5-9 (completed)
 - 14619 Shower Ct. – long grass and weeds 5-4 (completed)
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- 148 Admiral Way – long grass and weeds 5-4
- 712 Citation – fence 5-2
- 14921 Adios Pass two complaints – trash cans, mailbox, long grass, and weeds 4-24
- Garage sale questions – 4-18 (closed)
- 132 W. Laredo Way S. – C&R question regarding paint color 4-18 (closed)
- 14723 Adios Pass – a social event for the opening of the courts 4-17 (closed)
- 14512 Shoreway E. – addition and fence 4-13 (closed)
- 14714 Raymond Ln – new driveway 4-11 (closed)
- 65 Bali Hai – fence question 4-5 (closed)

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

- Dustin Nelson (handyman) will be out on 5-20 to install IT equipment, install new posts, and signs, replace the lower level faucet and snack shack door sweep
- Glidden – paint post 5-11
- Glidden to install a chain-link fence at courts next week 4-11(closed)
- Called Lumunocity landscape lighting is on during the day 4-14. Reset timer 4-14 (closed)
- The supply closet was cleaned out 4-24
- New signs for tennis courts 4-12. Sent to Steve 4-26 (open)
- Elevated Exteriors – yearly walk throw of the outside of clubhouse and roof 4-11 (close)
- Paint new board fence in spring (open)

Common Ground (Pat Moyer)

- Worth Ct. letter to remind residents to remove weeds from 146th fence line 5-13
- Glidden removed fence at prairie area 4-25 (closed)
- Brightview installed the 1300 flower plugs at prairie area 4-25 (closed)
- Brightview is quoting to remove five mulberry trees at prairie area 4-23
- Brightview walk throw – with Pat Moyer 4-12
- Pat Moyer – install new common ground signs (open)
- Get a quote to repair/replace and paint the common ground fence (open budget 2023)
- Replace tennis court wall (received quote spring 2023 budget). Granit brick color (open)

Common Ground Recreation

- Common ground signs dropped off at CSI 5-3
- The tennis courts are completed. Quote to fix the sidewalk, sod, screens, paint entrance and fence
- Ordered two new bike racks for the pool area. Received 4-29 (Westin, Emily, Matt, and Kyle will put together). Update
- Recreation – replace park benches 2023

Lakes & Dams

- Fishing is for residents only. You must accompany your guests when fishing



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- Please keep all grass clippings out of all streets in Village Farms
- Lake treatment – the lake is treated every other week

Snack Shack & Pool (Closed)

- Painting pool – complete
- 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 –

- Placed add in Indy Star 4-17
- Please pay your HOA dues
- Please turn in your pool card by May 26th

Office Information – Welcome Packets

- 2 packet

Transfer Letters/Closing Letters – emailed to the BOD

OPEN ITEMS

- Open Items/Budget
- Lakes & Dams - repair seawall at Greyhound Pass 2024
- Pat Moyer – replace the stone wall at the tennis courts in 2023
- Clubhouse bathrooms – tile and reset toilets 2023
- Pat Moyer – Reserve Study 2-21

Planning and Development – Update on streets and roads 3-21

- 2023 Minutes

Any New Items?

- Ben Browning- family credit card is on MailChimp- would like this to be taken off
- Interim and non-voting board member appointment- the following carry:
 - Richard Overfield, Vice President
 - Tiffany Liss, Interim Communications
 - Ben Browning, Interim Lakes & Dams
 - Randi Miles, Interim Recreation

PUBLIC COMMENTS: See Guest Business section.

Motion to Adjourn:

Motion to Adjourn – Emily Baker

2nd – Westin Pigott



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All – Aye

Motion Carries: Yes X No

Secretary Signature	<i>Emily Baker</i>	Emily Baker
President Signature	<i>Steve Castle</i>	Steve Castle