



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, July 18, 2023

Call to Order: 0705

Review/Approve Minutes from May & June Meeting

Motion to Approve – Matt LaPaglia

2nd: Patrick Moyer

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	
Richard Overfield	Vice President	X	
Westin Pigott	Treasurer		X
Emily Baker	Secretary		X
Maureen Schriener	Property Manager	X	
Ben Browning	Lakes and Dams (Interim)		X
Randi Miles	Recreation (Interim)		X
Tiffany Liss	Communications (Interim)	X (Virtual)	
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
Jeffrey Yardley	At Large	X	



**The Village Farms
Homeowners
Association Board
Meeting**

Guest Business / Attendees: None

GUEST REMINDER:

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

Name:	Address:	Comment(s):

BOARD REPORT:

Treasurer – Westin Pigott

- .

Planning and Development - Karl Krukenberg

- Meeting set with City of Westfield on 8/2; Michael Pearce (City Engineer), Chad Mills (Senior Project Manager), Jon Nail (Director of Public Works)
 - Agenda
 - Greyhound Pass resurfacing
 - Trail along Oak Ridge
 - Resurfacing neighborhood roads
- City has a dashboard tracking pavement conditions; 1-3 years for many of the roads in our neighborhood, but more complicated because curbs need attentions
- Evaluating culvert options, likely replaced in the future; no timeline
- Evaluating reserve study and progress
- ACTION: Karl to put something together for residents on how to report pot holes, curbs, and other road condition issues to the city.

Secretary – Emily Baker



**The Village Farms
Homeowners
Association Board
Meeting**

Director, Technology – Matt LaPaglia

- First email of household as listed alphabetically in the portal will have the login for the tennis court booking
- Can we update the rental contract on the web site?

Director of Communications – Tiffany Liss (Interim)

- Email scheduled for August 3rd, need content by July 30th. Tiffany to send reminder to group.
 - Tennis communication to go out by Friday
-

Director, Social Events – Maggie Cordaro

- 4th of July Parade
 - Positive feedback from residents
 - Thanks to Sonia Johns for organizing
- Splash Bash
 - Sign up genius in newsletter
 - Tiffany-send via email as well; remind residents to bring cash
 - Randi to help with duck race
 - Volunteers to help set up
 - Randi
 - Emily (if up to it)
 - Karl or Bekah Krukenberg to help set up
 - Richard
 - Pat
 - Live music; possible next year, need to consider electrical access
 - Pool games would be difficult to manage, greased-up watermelon was an event in the past
 - Dunk tank: swim team coaches and board members are good options
 - Invite Westfield Fire Department
 - Sprinklers for young kids?
 - Booked Kona ice (residents pay)
 - Four lifeguards are scheduled for dinnertime and can help with emptying trash
- Car Show
 - Reserved Grace truck and an ice cream truck
 - Tiffany-share date with neighborhood
 - Tiffany will help find people
 - September 13



**The Village Farms
Homeowners
Association Board
Meeting**

- Resident questions
 - Meet with Mike Sanford about electrical setup for movie night
 - Make sure clubhouse is not rented that night, possibly set up near tennis courts and shut down the lower parking area
 - No date picked out at this time
 - Babysitter list-include in next newsletter; parents decide if their child is included
 - Pickleball tournament could be pushed to next year
-

Director, Common Grounds – Patrick Moyer

- Tree by playground is removed
 - Will sod in the fall by the tennis courts
 - 2 quotes received for wall by the tennis court, might ask for a 3rd quote, additionally have an inquiry in with the City for qualified contractors
 - Richard asked a question about trash collection around the common grounds. Who is responsible for picking up? Many on the board do it as they walk through.
 - Have we discussed property surveillance? Feedback has been concerned about liability.
-

Lakes & Dams – Ben Browning (Interim)

- No report submitted
-

Recreation – Randi Miles (Interim)

- No report submitted
-

Vice President – Richard Overfield

- No report submitted
-

President – Steve Castle

- No report submitted
-

Directors at Large:

- Jeffrey Yardley mentioned overflow parking for the pool is available in the back lot. ACTION for Tiffany: Could we put something in the newsletter mentioning to consider safety when parking on streets – are there other options available.
 - FYI: 3 adult males walked through Jeffrey's backyard at 5:30am from apartments. Police were called.
-



**The Village Farms
Homeowners
Association Board
Meeting**

Property Manager - Maureen Schriener

Board Meeting – July 2023

- **Complaints/Comments/Concern**
 - 705 Citation – weeds and yard condition 7-12
 - 417 Fox Lane – kids throwing rocks at prairie area 7-10
 - 529 Fox Lane – muck around the edge of Lake 7-7
 - 16 Greyhound Pass – mailbox questions 7-3
 - 14712 Aslong Ct. – drainage issue 7-2
 - 354 Abbedale Ct. – solicitor questions 7-2
 - 377 Abbedale Ct. – new homeowner 7-2
 - 420 Adios Ct. – algae in lake 7-2
 - 65 Bali Hai – HOA dues questions 6-27
 - 452 Sapphire Dr. – expanding deck 6-27
 - 14709 Aslong Ct. – detached garage 6-26
 - 533 Worth Ct. – common grounds questions (pool-tennis guest) 6-19
 - 217 Amkey Way – common grounds questions 6-14
 - 523 Sapphire Dr. – tennis signup questions 6-15
 - 428 Adios Pass – question regarding street (repaving) 6-14
 - 523 Sapphire Dr. – tennis signup questions 6-15
 - 706 Citation Rd. – blocked trail easements 6-5
 - 15202 Shoreway E. Ct. – removal of five ash trees on the common ground 5-13
 - 14921 Adios Pass two complaints – trash cans, mailbox, long grass, and weeds 6-14 (waiting on an update from resident)
- **Clubhouse/Apartment/Maintenance - Rental Report – emailed to BOD**
 - Mattingly Concrete came out and repaired the sidewalk by the courts 6-20 (complete)
 - Tennis court screens installed 6-17. Thank you, Westin and Randi (complete)
 - Westfield Fire Inspector came out for yearly inspection 5-30. Two items were found (a light bulb needs to be replaced at the upper entranceway and capacity signs need to be posted. Ryan Fire Protection came out on 6-7 to submit a work order. Signs have been posted (open) 6-14. Light bulb repair 7-8 (complete)
 - Dustin Nelson (handyman) lower level faucet and IT equipment 6-14 (open)
 - Glidden will paint tennis poles 6-13 (complete)
 - Tennis courts sign sent to Steve Castle 4-26 (open)
- **Common Ground (Pat Moyer)**
 - Tree down at playground 7-1. Received a quote from Brightview and 3Crowns
 - 7-2 and 7-7. 3Crowns will remove the tree on 7-10 (complete) and will replant in fall 2023 (open)
 - Brightview will be out the week of June 29th to do the volleyball sand and playground mulch (complete)



**The Village Farms
Homeowners
Association Board
Meeting**

- Received two quotes from Brightview 5-15 and 3Crowns 5-17 to remove five trees on Shoreway/Greyhound Pass. Pat Moyer approved and work will start 7-10 (complete)
- 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
 - An email was sent to John Pyle regarding paint chipping 6-5 & 6-13. Will repair in the fall of 2023
 - The tennis court quote to fix the sidewalk and screens are up 6-20 (complete), Brightview will lay sod in the fall of 2023
 - Recreation – replace park benches 2023
- Lakes & Dams
 - Fishing is for residents only. You must accompany your guests when fishing
 - Please keep all grass clippings out of all streets in Village Farms
 - Lake treatment – the lake is treated every other week
- Snack Shack & Pool (Open)
 - Power wash pool deck 6-20 (complete)
 - Two pool lights are out electrical repair is needed and John Pyle is working to fix the problem 6-20 (complete)
 - Village Farms swim team is finished for the season
- OTHER –
 - HOA Dues – Late payments went out the week of June 19th; 6 properties currently unpaid, late due of \$100 additional currently being assessed; \$3,900 currently owed
- Office Information – Welcome Packets
 - 2 packets
- 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
 - Pat Moyer – replace tree at playground fall 2023
 - Pat Moyer – replace sod at courts fall 2023
 - Clubhouse bathrooms – tile and reset toilets 2023
 - Pat Moyer – Reserve Study 2-21
 - Planning and Development – Update on streets and roads
 - Tennis sign-ups and post sign 6-20
 - Children's work directory 6-14

Any New Items?

- No additional business

PUBLIC COMMENTS: See Guest Business section.



The Village Farms
Homeowners
Association Board
Meeting



Motion to Adjourn: 0834

Motion to Adjourn – Steve Castle

2nd – Maggie Cordaro

All – Aye

Motion Carries: Yes No

Secretary Signature		Emily Baker
President Signature		Steve Castle