



Tuesday, April 16, 2024

Call to Order: 8:17 PM

Note: This meeting was held following the Annual Meeting and following an approximately 10-minute break.

Guest Business / Attendees:

- Reading Statement of Expectations
- Greeting of Guests & Recording information/comments

Name:	Address:	Comment(s):
Brian Chapman	14944 Adios Pass	See new business

Member Roll Call:

Name:	Title:	Present	Absent
Steve Castle	President	X	
Richard Overfield	Vice President	X	
Westin Pigott	Treasurer	X	
Emily Baker	Secretary (on requested leave)		X
Patrick Moyer	Director, Common Grounds	X	
Karl Krukenberg	Director, Planning and Development	X	
Maggie Cordaro	Director, Social Events	X	
Matt LaPaglia	Director, Technology	X	
Ben Browning	Director, Lakes and Dams	X	
Randi Miles	Director, Recreation	X	
Tiffany Liss	Director, Communications	X	
Jeffrey Yardley	Member At-Large	X	
Dennis Ressler	Member At-Large	X	
Michael Kuehl	Member At-Large	X	

Roll Call Results:

13 of 14 Board Members present

- A Quorum was present? YES



Name:	Title:	Present	Absent
Maureen Schriener	Property Manager	X	

Organization of Board Officers

Officer Nominations, discussions of individual placements, and agreement that all Officer positions will be filled.

The following Oral votes were held:

Votes For Officers:

- Steve Castle nominated to President – All in Favor? Aye, Any Opposed? None
- Westin Pigott nominated for Vice President – All in Favor? Aye, Any Opposed? None
- Dennis Ressler nominated for Treasurer – All in Favor? Aye, Any Opposed? None
- Ben Browning nominated for Secretary – All in Favor? Aye, Any Opposed? None

Votes for Areas of Responsibility Directors:

- Rich Overfield – Director of Lakes & Dams – All in Favor? Aye, Any Opposed? None
- Pat Moyer – Director of Common Grounds – All in Favor? Aye, Any Opposed? None
- Karl Krukenberg – Director of Planning & Development – All in Favor? Aye, Any Opposed? None
- Maggie Cordaro – Director of Social Events – All in Favor? Aye, Any Opposed? None
- Matt LaPaglia – Director of I.T. – All in Favor? Aye, Any Opposed? None
- Randi Miles – Director of Recreation – All in Favor? Aye, Any Opposed? None
- Tiffany Liss – Director of Communications – All in Favor? Aye, Any Opposed? None

Motion to Approve Meeting Minutes from March Meeting made by Ben Browning

2nd – Jeff Yardley

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Old Business:

Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns

- 15241 Goodtime Ct. – drainage issue and tree fell on fence 4-14 (closed)
- 14946 Trotter Ct. – replace deck and sod 4-14 (closed)
- 428 Adios Ct. – fence installation 4-3 and 4-15 (closed)



720 Greyhound Pass – fence installation 3-12 (closed)
147 W. Greyhound Pass – siding project will start this week and fence will be replaced or repaired 4-15 (open)
401 Sapphire Dr. – remove the flag from common ground fence 3-19 (closed)
Clubhouse/Apartment/Maintenance - Rental Report – emailed to BOD
Scat Pest Control 3-13

Common Ground

Brightview removed and replaced arbor vitae at the pool 4-1 (closed)
Meeting w/Pat Moyer, and 3Crowns 1000 Greyhound Pass 3-25. Received quote 3-27
Meeting w/Pat Moyer, and 3Crowns 733 Greyhound Pass to trim two trees 3-25. - Pat Moyer approved the quote on 3-27 work will be scheduled 4-2 (open)
Meeting w/Pat Moyer, and BrightView 1000 Greyhound Pass 3-12
Steve approved Brightview proposal to remove small trees from the McNamara Pond spring of 2024 (open)

Common Ground Recreation

Paint common ground fence, pool fence gate, and trash fence (spring 2024)
Pyles will finish up paint touch-ups (open) 3-11
Paint touchup on snack shack (spring 2024)

Lakes & Dams

Resident emailed with concerns about the health and condition of fish he had recently caught. Fish survey will be completed at the end of May 2024.
Sinkhole next to lake wall at back clubhouse parking lot. Meeting w/Steve, Karl, Ben, and Jeremy 3-11 (open). Wildlife Solutions will quote all three lakes to remove the muskrats 3-23

Apartment

The current residents have given notice to Maureen that they will be moving out. Per the lease they will replace the carpet and padding because a pet was living with them – Maureen will select the carpet and padding. Maureen has contacted the Westfield Chief of Police for a list of potential new candidates to occupy the apartment.

Snack Shack & Pool (Closed)

2024 Pool Hours on School Days (Posted on The Village Farms website and in the May Newsletter)

May 28th, 29th, and 30th – Pool will open 4 pm – 8:30 pm
August 8th through September 2nd
Monday – open regular hours 11 am-8:30 pm
Tuesday 4 pm-8:30 pm (school day)
Wednesday 4 pm-8:30 pm (school day)
Thursday 4 pm-8:30 pm (school day)
Friday open regular hours 11 am-9 pm



Saturday open regular hours 10 am-9 pm
Sunday open regular hours 11 am-8:30 pm

Transfer Letters/Closing Letters – emailed to the BOD

OPEN ITEMS

Please pay your HOA dues on or before May 1, 2024 (as of 4-15-24, 326 residents paid)
Please return your pool card on or before May 25, 2024

BOARD MEMBER REPORTS:

Treasurer – Westin Pigott

- A reminder to all. The financial statements are not posted in a public place. The documents are available in electronic form to any residents by emailing either bod@thevillagefarms.com or treasurer@thevillagefarms.com and requesting the documents you are looking for.
- As of 4/15 there have been 326 of 782 dues paid. Dues are due May 1.
- There was a delay in getting the statements for Forum Credit Union, so the March financials are delayed and will be presented at the May meeting. A draft was sent to all board members for their visibility.
- A note on the budget. It does not include an additional amount for legal fees, as it was thought the threat of litigation had been mitigated. Recent events have indicated otherwise, and I expect there will be significant legal expenses in dealing with the lawsuit brought by Dan Blankemeier. For reference, this matter has already consumed \$7,585.50 of neighborhood funds over approximately the past 18 months.
- Motion to change the authorized signatories on the financial accounts for Regions, Forum Credit Union, Meridian Investments, Paypal, and Bento for Business to authorize only Steve Castle, President, and Dennis Ressler, Treasurer made by Westin Pigott. Seconded by Tiffany Liss, All in Favor? Aye, Any Opposed? None, Motion Carries: Yes No
- Motion to grant Carrie Nicoson, as the HOA Bookkeeper working for the HOA's hired accounting firm, as an authorized user on Regions, Forum Credit Union, Meridian Investments, PayPal, and Bento for Business made by Westin, Seconded by Jeff Yardley, All in Favor? Aye, Opposed? None – Motion Carries

Planning and Development - Karl Krukenberg

- Resident (Angelic Melling) brought up (via NextDoor on 4/16/2024) sight distance concerns about the Village Farms neighborhood sign on Adios Pass at 146th Street blocking views for the left turn out of the neighborhood. - Karl will ask the City to look into this intersection and evaluate. Tiffany Liss wants the record to show that she brought this complaint to the board in July 2022 and she feels that it was dismissed by the board at that time.

Secretary – Ben Browning



- Asked all board members to review the meeting minutes as soon as possible after they are sent out and provide feedback.

Director, Technology – Matt LaPaglia

- No Report

Director of Communications – Tiffany Liss

- Golf Cart Registration with Westfield PD – May 18, 11a-1p. Lower Level of the Village Farms Clubhouse

Director, Social Events – Maggie Cordaro

- Easter event-over 100 people attended
 - Thank you to Tamara Keller for volunteering for this event
- Garage Sale
 - May 10-11
 - Ad placed in newspaper
 - Banner and signs to be up the weekend before
- Splash Bash
 - Contract signed for rental equipment

Director, Common Grounds – Patrick Moyer

- Two quotes have been received for removal of the brush and trees in the lot at 1621 E Greyhound. To be voted on at future board meeting.
- Pat will meet with Paul Ash to discuss his preference regarding the evergreen shrubs along the property line between his property and the HOA property and whether to have them removed, leaving no landscape buffer between his property and the HOA property.

Lakes & Dams – Rich Overfield

- Aquatic Controls is scheduled to conduct the Fish Survey on all 4 lakes on May 29th.
- Today Aquatic Controls conducted their first lake treatment of the summer.
- Rich will work on placing the treatment dates on the calendar.
- Waiting until muskrats are caught and removed before having Brightview provide a proposal to backfill the sinkholes behind the retaining wall at several locations near the clubhouse.
- Wildlife Solutions has been out to look around. Will provide quotes for all 3 lakes (if necessary) to remove muskrats. Morelock provided info that they will provide muskrat removal services for all 3 lakes for all year for a onetime fee of \$500. - will request a formal, written quote from Morelock to review and approve.
- Discussion regarding what instructions the board should provide to Matt and Emily Baker regarding the limb from their tree currently in the Upper Lake. Aquatic Controls confirmed it provides cover and protection for fish, which AC routinely recommends the lakes need more of. The limb does not interfere with ability to fish from the HOA common grounds. - Conclusion of discussion is that the Homeowner will be notified that they need to have the limb removed.



Recreation – Randi Miles

- Randi will work with Tiffany to send out another communication for a pickleball tournament this summer or fall but stressed that volunteers to help organize and execute the tournament are necessary otherwise there will be no tournament.
- Leslie Coatings has continued to assure Maureen that the cracks in the coating on the tennis court will be repaired and that the 1-year warranty will be honored, regardless of when they complete the work, since it is beyond the April 1st expiration of the warranty.
- Will need help to put back up the wind screens as the weather is getting nicer.

Vice President – Westin Pigott

- Need to finish the wiring of the phone line in Maureen’s office. - Rich owns this

Note: Items are documented in these meeting minutes in the same chronological order in which they occurred at the meeting. As the meeting progressed to the President’s agenda items, two Directors, Randi Miles and Jeff Yardley, excused themselves and left the meeting.

President – Steve Castle

- Discussion was held around increasing the contract amount for the next 1-year term for Site and Operations Manager services.
- Motion made by Dennis Ressler to grant a 4% increase to the contract value for Maureen Schriener’s management services in support of the Village Farms HOA Board of Directors, bringing her contract value to \$48,522.24 for a one-year contract term, effective on May 1st. Seconded by Karl Krukenberg, All in Favor? Aye, Any Opposed? – One Director opposes, Two Directors were not present for the vote because they had left the meeting early, Motion carries with a majority of Directors voting affirmative (10 Affirmative, 1 Dissenting, 2 Absent).
- Attorney will be contacted to draft a contract for services between the HOA and Maureen Schriener.

Directors at Large:

- No items

New Business (including BOD Discussion of guest topics)

Brian Chapman (guest resident) – posed the following questions:

- Do HOA records show that we have any delinquent dues? - Answer: Yes - 1 delinquent Member who has not paid their annual assessment from 2023. 2024 Annual assessment is not delinquent until 30 days after May 1st.
- Has our insurance company been notified of the litigation? - Answer: yes



Motion to Adjourn:

Motion to Adjourn made by Westin Pigott

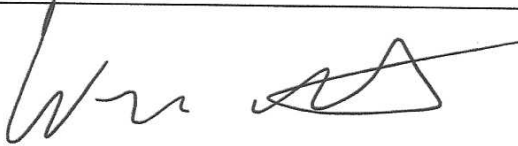

2nd – Pat Moyer

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 10:13 PM

Officer Signature		Westin Pigott (Vice President)
President Signature		Steve Castle