



Tuesday, April 15, 2025

Call to Order: 9:00 PM

Guest Business / Attendees:

Name:	Address:	Comment(s):
Brian Chapman	14944 Adios Pass	
Mary Blankemeier	558 Fox Ln	
Ken & Patti Lipetz	42 E Laredo Way N	
Todd Keller	120 Amkey Way	

Member Roll Call:

Name:	Title:	Present	Absent
Steve Castle	Acting President	X	
Mike Neal		X	
Dennis Ressler		X	
Ben Browning		X	
Patrick Moyer		X	
Karl Krukenberg		X	
Ashley Fritts		X	
Richard Overfield		X	
Tiffany Liss		X	
Jeffrey Yardley			X
Alfredo Crespo		X	

Roll Call Results:

10 of 11 Board Members present

- A Quorum was present? Yes

Name:	Title:	Present	Absent
Maureen Schriner	Property Manager	X	



Organization of Board Officers

Per the HOA bylaws, at the Annual Meeting of HOA Members, a Director is elected to the Board of Directors to serve a three-year term. At the next monthly meeting of the Board of Directors the Board shall self-organize to appoint officers for one-year terms. Area director positions are not defined in the bylaws but have historically been part of the typical functioning of the board and allows an organized method for distributing duties and defining various roles and responsibilities. A discussion was held regarding which officers and area directors would like to remain in the same positions if approved by vote. During this discussion an audience member, Mary Blankemeier, spoke out of turn but was informed that attendees of this meeting are guests of the board, unlike the Annual Meeting where attending members are part of the proceedings and can be granted floor time to speak. At the monthly meeting of the HOA's Board of Directors guest business is held for the end of the meeting and guests are not part of the meeting's proceedings. The guest then left the meeting stating, "I'm clearly not wanted here". No members of the Board asked Mary to leave or suggested that she should. Discussions regarding the organizing of officer positions and area director positions was continued and a plan was developed where all officer and director positions could be filled in a manner which satisfied each Director's interests and desires to volunteer while also aligning with their experience and skillsets.

The following Oral votes were held:

Votes For Officers of the Board Positions:

Steve Castle nominated to President – All in Favor? Aye, Any Opposed? None
Mike Neal 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 (unofficial positions):

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
Ashley Fritts – Director of Social Events – All in Favor? Aye, Any Opposed? None
Mike Neal – Director of Technology – All in Favor? Aye, Any Opposed? None
Tiffany Liss – Director of Communications – All in Favor? Aye, Any Opposed? None

Old Business:

The petition to Hamilton County Drainage Board to accept ownership of the SSD at 14933 Admiral Way.



Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns

- 501 Fox Lane – landscape approval 3-31 (closed)
- 15001 Senator Way – installing a fence 3-31 (closed)
- 15202 Derby Ct. – drainage question 3-31 (closed)
- 363 Greyhound Pass – Hamilton County drainage repair question 3-28 (closed)
- 249 W. Admiral Way – playset questions 3-21 (closed)
- 14838 Victory Ct. – patio and outdoor kitchen 3-19 (closed)
- 130 Senator Way – fence easement 3-19 (closed)
- 558 Fox Lane – Brightview will come out and repair easements 3-19. It is too wet to fix at this time. 4-3 (open)
- 28 E. Laredo Way – new deck installation 3-14 (close)
- Amkey Ct. – 5 letters sent regarding trash bins left out 3-10 (open)
- Call the city to report the missing street sign at McNamara Ct. 3-10 (open)
- 655 E. Greyhound Pass – trash in the yard, trash cans left out, the fence needs repair, and debris is present. Email sent to residents 3-3 (open)
- 219 Admiral Way – truck parked in the driveway 3-31. The resident will move the truck off the property (closed)
- 1125 E. Greyhound Pass – yard maintenance (leaves) 12-5, 12-17 (lm) (open/spring)
- 553 Fox Ct. – Tree limb in lake 11-21 (spring/open)
- 14941 Adios Pass – tree limb in lake 12-5 (spring/open)
- Ben Browning – AT&T cell tower 146th and Oakridge. Trees were replaced around tower 9-22. Covers will be in 11-30. Email received from the City of Westfield 12-3 (open)

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

- Ermco gave us a quote to add an electrical plug at or near the lamp post in the common ground area anywhere between \$7000 - \$10000 4-9 (closed)

Common Ground

- Spring flowers went in 3-31 (closed)
- Two fence quotes for 1000 Greyhound Pass 10-16. Meet w/Glidden Fence 11-22 and Bullseye 11-23 (open)
- Fix the sign at 1000 Greyhound Pass and take ribbons off trees 3-4 (close)



Common Ground Recreation

- None

Lakes & Dams

- The survey at Greyhound Pass was approved to move forward at the March 2025 meeting. Miller Survey 4-9 (open)
- Meeting w/Rich Overfield and Brightview regarding boar ramp and riprap for budget 1-14 (open). Received riprap quote 2-5. Brightview is working on the quote for the boat ramp 4-3 (open)
- Meeting with Rich and Jacob from Hamilton Co. Soil and Water to see what we could do about lake erosion 12-5 (open)
- Private property signs will be installed in spring 2025 (open)

Snack Shack & Pool

- Emailed John Pyle regarding the plan for repainting the pool this spring 2025. John will call in a specialist to look at paint/pool 3-4 (open)
- Dropped off pool hours sign to CSI Signs to get updated with new pool hours for 2025
- 3-2 (open). Picked up on 3-14 (close)

Office Information – Welcome Packets

- 1 Packet
- Updated rental and non-rental forms for the VF website. Post on VF website on 5-1-25
- Garage Sale Ad placed 3-21 (closed)

OPEN ITEMS

- 2025 - Paint and repair common ground fence
- We have one resident who has not paid their dues as of 2-28-25 (open)
- \$100 late payments were sent out on June 28, 2024 (open)
- Richard Overfield – stone at Greyhound Pass and Adios Pass. Received quote from Brightview 2-5 (spring 2025)
- Pat Moyer – fence at 1000 Greyhound Pass (spring 2025)
- Emily Baker – tree in the lake. Tree has been removed
- Another tree is across the lake in the same area as Adios Pass. Spring 2025
- Replace light timer at courts. Received quote (open)
- Apartment tub insert replacement (open)



New Business:

- none
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BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- Presented March financial statement.
 - Motion made by Ben Browning to approve February financial statement as presented by the Treasurer. Motion seconded by Pat Moyer, all were in favor, none opposed.
 - Motion made by Tiffany Liss to approve March financial statement. Motion seconded by Mike Neal, all were in favor, none opposed.
 - Each Director and the Property Manager were provided with itemized statements of the '25-'26 fiscal year budget pertaining to their area of Directorship.
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Secretary – Ben Browning

- Motion made via email by Ben Browning on April 1, 2025, to approve the Board meeting minutes from the March meeting as presented by the Secretary.

The following board members voted in favor of the motion:

1. Matt LaPaglia
 2. Steve Castle
 3. Tiffany Liss
 4. Rich Overfield
 5. Pat Moyer
 6. Maggie Cordaro
- The maker of the motion plus 6 Affirmative votes cast constitutes a majority of 7 out of the 13-member board; therefore, the motion carries to approve the meeting minutes from the March meeting.
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Director, Planning and Development - Karl Krukenberg

- Michael Sandford of 14933 Admiral Way is working through the process to petition the Hamilton County Drainage Board to accept ownership of an SDD in front of his house which should serve his house and 2 or 3 other homes. Michael came to ensure the Board was aware and to ask that the Board, on behalf of the HOA, lend their support to the effort at the appropriate time, if possible.
 - The Board discussed the petition process and finds some of the language in the petition forms to be problematic due to statements asserting that the petitioners own the asset and agree to make repairs to bring the condition of the infrastructure up to standard, which could imply
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financial liability of the existing drain, which is not true in the case of the HOA. The decision of how to lend support to the members of the HOA seeking it is tabled for future discussion if or when the time comes that the Board is asked again.

- Neighborhood Vibrancy Grant – application submitted February 28. Decision by the city expected on April 1
- 161st & Spring Mill is getting a roundabout beginning in the spring and will require a 90-day closure.
- East of Oak Ridge (not Greyhound Pass), Citation, Count Fleet, Stars Pride, Goodtime – captures the oldest and worst condition curbs in the neighborhood. Rest of the Western part of the neighborhood will be repaved in 2026.

Director, Technology – Mike Neal

- Will contact the outgoing Director, Matt LaPaglia, to arrange transfer of ownership of the Village Farms accounts.

Director, Communications – Tiffany Liss

- Request moving the Website from IT to Communications
 - Questions and a discussion were held and this item was agreed to be tabled for the next meeting.
- Annual Report – Status / Board Headshots before/after May HOA Meeting
- Update on Road Resurfacing with the City of Westfield
 - Tiffany met with the Mayor, the Director of Public Works, and the City Engineer to learn about the process the city uses to determine which roads within the city most urgently need resurfaced in the upcoming years.

Open Items:

- The committee has heard presentations from several HOA software companies to learn about their platforms.
- Intuit owns both QuickBooks and MailChimp and the 2 programs “talk” to each other. Dennis will investigate and talk to a salesperson to learn about QuickBooks to confirm the program will meet the functionality needs of the HOA.

Director, Social Events – Ashley Fritts

- Easter Event
 - Saturday, April 19 from 10-11 am
 - Easter bunny fully paid
- Last day of school-May 23
 - Reserved Kona Ice truck
- Research other vendors for Splash Bash. Will research having Food Trucks



Director, Common Grounds – Patrick Moyer

- Will gather quotes for the fence at the Greyhound common area and work on getting more finalized renderings and quotes for the additional improvements to the area.

Director, Lakes & Dams – Rich Overfield

- Received 3 quotes to fix the aerator in McNamara Pond
 - Quote 1: Barthuly Irrigation - \$9,034
 - Quote 2: Aquatic Control - \$6,171
 - Quote 3: ASAP Aquatics – \$6,060
 - Quotes are for installing 3 aerators, but I feel we could reduce the aerators to just 1.
- We are still pending the report for the survey of land around the tubes on Greyhound pass
- The quote for the proposed boat ramp on greyhound pass was received from Bright view. 2 more quotes will be needed. Quote 1 - \$11,391
- I am monitoring a potential “leak” in the lower lake dam that only occurs during heavy extended rains. Approximately 5”

Vice President – Mike Neal

- No report

President – Steve Castle

- Follow-up - Annual Report / At my request, Tiffany sent requests to everyone asking for information relative to areas of responsibility. Once that information has been gathered and compiled, Tiffany and I will be drafting an annual report for the neighborhood. Target for completion continues to be after the close of the current fiscal year, by mid-May or early June.
- Discussion - Implementing a written contract between the HOA and The Village Farms Property Manager, Maureen Schriner.
 - KSN Law provided a draft of the contract. Maureen and the officers will have a chance to review it. Once an agreement is reached the contract will be signed. This should be able to be completed before the start of the new fiscal year, May 1st.
- Discussion – Regarding the message to the residents dealing with street resurfacing that appeared in the April newsletter. This issue provided a learning experience, whereby board members can revisit the importance of understanding board member responsibilities to express personal opinions at the Board table, as opposed to Expressing personal opinions in the community.

It was clearly stated that in the monthly newsletter there will be no editorial comments added by the Communications Director. A draft of the newsletter will be shared with the officers and Maureen for review and approval prior to sending the newsletter.



Directors at Large:

- Nothing to report

New Business (including BOD Discussion of guest topics)

- Related to guest topics, refer to information under Organization of Board Officers, as found on Page 2 of these minutes.

Motion to Adjourn:

Motion to Adjourn made by Rich Overfield

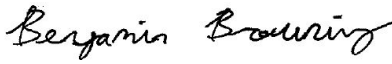

2nd – Pat Moyer

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 10:06 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle