



Tuesday, April 28, 2026

Call to Order: 8:26 PM

Member Roll Call:

Name:	Present	Absent
Steve Castle	X	
Mike Neal	X	
Dennis Ressler	X	
Ben Browning	X	
Patrick Moyer		X
Neil Schneider	X	
Jackie Berthiaume	X	
Ken Lipetz	X	
Tiffany Liss		X
Bob Horkay	X	
Alfredo Crespo (AC)	X	

Roll Call Results:

9 of 11 Board Members present

- A Quorum was present? YES

Name:	Title:	Present	Absent
Tammy LaMartz	Property Manager from Ardsley Management	X	
Jon Becker	The Village Farm HOA Legal Counsel	X	

Guest Business / Attendees:

Name:	Address:	Comment(s):
Brian Chapman	14944 Adios Pass	None
Patti Lipetz	42 E Laredo Way N Dr.	None

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. 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 elected as President by a motion from Ben Browning, 2nd by Mike Neal, All in Favor, None Opposed, Motion Passed

Mike Neal elected as Vice President by a motion from Ben Browning, 2nd by AC, All in Favor, None Opposed, Motion Passed

Dennis Ressler elected as Treasurer by a motion from Ben Browning, 2nd by Mike Neal, All in Favor, None Opposed, Motion Passed

Ben Browning elected as Secretary by a motion from Mike Neal, 2nd by AC, All were in Favor, None Opposed, Motion Passed

Votes for Areas of Responsibility Directors (unofficial positions):

Tiffany Liss placed as Director of Communications by a motion from Ben Browning, 2nd by AC, All were in Favor, None Opposed, Motion Passed

Director of Lakes & Dams – discussion was held around this position. No Board members volunteered for this Director position. It was noted that a resident, non-Board member can volunteer to fill this role.

Pat Moyer placed as Director of Common Grounds by a motion from Ben Browning, 2nd by Mike Neal, All were in Favor, None Opposed, Motion Passed

Ken Lipetz placed as Director of Planning & Development by a motion from Mike Neal, 2nd by Ben Browning, All were in Favor, None Opposed, Motion Passed

Director of Social Events – Brief discussion was held about the difficulties of this position. Steve updated the board on an email he had received from a group of women who are organizing to work together to plan and execute social events. Steve will have a call with the leader of this group and report back to the Board afterwards.

Mike Neal placed as Director of Technology by a motion from Ben Browning, All were in Favor, None Opposed, Motion Passed

Old Business:

The 6" diameter SSD on private property at 14933 Admiral Way and adjacent lots.

See previous meeting minutes for additional history.



No Updates since last meeting although Mr. Sanford did reach out to the County Surveyor asking for an update.

- Snack shack management update:
 - Meetings and correspondence have happened between Pyle's, Tammy at Ardsley, Mike Neal, Dennis Ressler, and Ben Browning. Mike and Dennis will handle the Square system to collect credit card payments and handle the money, and Ben Browning will handle purchasing and stocking inventory items.
- Fines and Fee Schedule – Motion passed at the Annual meeting to form a committee to prepare the schedule and rules to present to the Board no later than February and then to the Annual Meeting.
- Lease of rental at 733 Greyhound Pass in violation of Bylaws – A summary of the situation was provided for the benefit of the new Board members. Tammy reported she had not contacted the owner since the last Board meeting. Tammy was instructed to contact the owner to confirm he is aware of the requirements regarding rentals laid out in the Bylaws. Jon Becker, the HOA's attorney, suggested we create financial disincentives (fines) which can be charged to an owner in violation. If those fines build up due to failure to rectify the situation then a lien could be placed on the property. He also suggested we change our Bylaws to require a rental registration or application fee that needs to be collected prior to renting. Tammy will reach out to Chad and she will contact the homeowner on Derby Ct to ensure they know the requirements. In the short term the intent is to have the Fee schedule going into effect at the 2027 annual meeting include a fee for violation of notifying the Board of a rental lease or providing a copy of the lease. Longer term, the intent is to include a rental registration or application fee.

New Business:

- None

Property Manager Report

- Bids to replace railroad ties around the playground were received for \$6,200 and \$2,600. The \$2,600 bid was approved by Steve Castle on March 25th and Halls Handyman will complete the work.
- Working with Frontsteps to limit how many time slots can be reserved at once.
- Continuing to research companies and quotes to address the concrete trip hazard on the ramp at the front entrance of clubhouse caused by settled concrete.
- Tammy and Ben replaced the American flag on the flagpole which had become tattered.
- Fence on 146th – called Glidden and waiting for a response. Tammy was instructed to push for a warranty replacement of these 2 posts because they should not have rotted and deteriorated that badly over only 6 years. -
- Tammy will finalize contracts for fencing work around the clubhouse common area and provide it to Steve for signature.



- Question was asked about the fence around the pool filters and pumps, near the lower playground, on the East side of the pool house, and whether replacement of it was included in either this year's fence quote or next year's. Tammy replied this month the same way she did last month, that she was not sure and would need to check on it.
- Call placed to Wildlife Solutions to check into Beavers on the middle lake.
- Tammy will get a quote to replace or re-key all door locks because she has had no luck finding a locksmith who can acquire the blank needed to copy our current master key.

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- The Treasurer provided, via email, the March monthly financial reports to the Board on 4/25 for their review.
- Motion made by Mike Neal to Approve the March Financials as presented by the treasurer, Seconded by Ben Browning, All in Favor and None opposed - Motion Passed.

Secretary – Ben Browning

- Motion made by Ben Browning via email to the Board of Directors on 4/1 to approve the March Meeting Minutes as presented in the email, seconded by Steve Castle.
 - The following Board Members voted in favor of the motion:
 1. Pat Moyer
 2. Steve Castle
 3. Dennis Ressler
 4. Mike Neal
 5. Rich Overfield
 - Motion Passed with 6 affirmative votes out of an 11-member board.

Director, Social Events – Ashley Fritts

- Fishing Tournament- June 20th. Will be stepping down from board this year but will host the fishing tournament as planned.
- Last Day of School Kona Ice- 3-4:15.
- FYI for rest of the events- Splash Bash-Deposit paid on KidZone rentals, Fabulously Fun Company, Santa booked but not paid

Director, Planning and Development - Karl Krukenberg

- An application for the Neighborhood Vibrancy Grant was submitted to the city on 3/16.



Director, Technology – Mike Neal

- Logo and website are under development. Please check your email to give feedback on logo options. As the website is deployed, the old website and services will be shut down and consolidated into FrontSteps – cutting the technology budget significantly.
- We have purchased a Square device in order to take credit cards for the Snack Shack. It will be deployed for this year's pool season.
- Will work on e-mail access to new board members this week.

Director, Communications – Tiffany Liss

- Provided new Village Farms logo ideas for board review. Requested feedback from BOD by Friday, April 21. As of Wed., April 22, three responded with feedback.
- I will update the logo for a second review ASAP.
- I will start pulling data from the City of Westfield, PD, and Real Estate to begin the 2026/2027 Annual Report Stats. (We are looking to send this to residents with all information as previous year by Mid-June 2026.
- May newsletter will include the following:
 - VF Pool Season Schedule
 - VF Swim Team Schedule

Director, Common Grounds – Patrick Moyer

- Absent – no report

Director, Lakes & Dams – vacant position – no report

Vice President – Mike Neal

- No VP Update.

President – Steve Castle

- Nothing to report

Directors at Large:

- Nothing to report

Ken Lipetz made a motion to seek bids for replacement of the lighting timer system for the tennis and pickleball courts. Seconded by Ben Browning, All in Favor, None Opposed, Motion passed.



Resident Comments:

Is there liability to the HOA if the Board does not enforce all covenants; chooses to enforce some but not others and enforces covenants with some Members but not others? Could a resident argue that the Board has to enforce all in order to get out of fixing whatever their violation is? Jon Becker – the HOA's legal council, explained that no, there is no liability to the HOA if the Board of Directors only enforces some covenants and not all and there is also no liability to the HOA if the Board of Directors chooses to enforce a covenant against one Member and not another. He explained there is no legal precedent for that and courts have defended a Board's right to have discretion over when covenants are enforced.

Motion to Adjourn:

Motion to Adjourn made by Mike Neal

2nd – Ken Lipetz

All in Favor – All

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 9:42 PM

Officer Signature	<i>Benjamin Browning</i>	Benjamin Browning (Secretary)
President Signature	<i>Steve Castle</i>	Steve Castle