



Tuesday, August 25, 2026

Call to Order: 7:01 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	
Ben Grise	X	

Roll Call Results:

10 of 11 Board Members present

- A Quorum was present? YES

Name:	Title:	Present	Absent
Tammy LaMartz	Property Manager from Ardsley Management	X	

Guest Attendees / Business:

Name:	Address:	Comment(s):
Nancy and Calvin Moore	206 E Admiral Way S	Easement between their and their neighbor's homes has 2 trees and the soil has been eroding over the past 2 years.
Toni Wolpe		Interested in helping with the Social Committee



Property Manager Report

- Wading pool – Pyle's completed the replacement of the bottom drain box and cover and the pool is refilled and available for use.
- A-1 concrete has been notified of award of contract to repair the concrete ramp at the main Upper-Level clubhouse entrance. They warranty their work for 2 years and it is scheduled for September 19th.
- Committee formed to look at the 4 HVAC units, gather more information, and report back. Neil, Dennis, and Ben volunteered. Tammy asked Apel if the unit in the clubhouse would be quieter and they said yes.
- McNamara Ct and Oak Ridge fence – quotes are being gathered by Tammy. - Glidden is looking at the post replacement and is authorized to replace it if less than \$500. Waiting to hear back from Glidden.
- Tuck pointing – Pat Moyer offered to look at the proposals and contact the companies to meet on-site to determine what scopes each of them believe should be taken care of this year.
- Fire department letter – lower exit light egress light was detached. Handyman took care of it, Tammy tried to notify them, Adam was asked to sign up for a partner compliance.
- Ben Browning will follow up with Pat Moyer to meet with the tuckpointing contractors to determine the appropriate scope.
- Tree has fallen behind the South entrance at Springmill and Greyhound. Ask Pat to alert Brightview to take a look.

Old Business:

Lease of rental at 733 Greyhound Pass in violation of Bylaws – Chad, the owner, provided proof that two 6-month leases were signed at the same time, meeting the requirements of the covenants. The next lease is anticipated to be multiple years.

AMI is on track to take over property management duties September 1st and Ardsley has been notified they will no longer be responsible after September 1st.

Tiffany requested she be involved in providing email addresses in a list to be uploaded into AMI's new system.

Ken Lipitz made a motion to cancel the phone service with Metronet, and port the number to Google, seconded by Tiffany Liss, All in Favor, None opposed. Neil Schneider will work on getting this done.

Tiffany and Ken will review the locks in the clubhouse and bring a recommendation to the Board on which locks should be replaced.



Tennis Courts Lighting Control System - bids provided by Ermco and Halls Handyman. Neil Schneider said he had another hardware option he will share.

Playground inspection revealed several items that need addressed. Board agreed all items should be rectified to reduce liability now that issues have been noted. This action item to be given to Dan Quigley after 9/1.

New Business:

- Neil Schneider is willing to take over the Director of Technology position from Mike Neal.
- Mike Neal made a motion to appoint Neil as Director of Technology, seconded by Ben Browning, All in Favor, None opposed, Motion Passed.
- Motion made by Ben Browning to have the Covenants and Bylaws proposed revisions committee include Tiffany, Ben B, Bob, and Mike Neal, chaired by Mike Neal. Motion seconded by Tiffany, All in Favor, None Opposed, Motion Passed.

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- A detailed year-to-Date financial update was given.
- The July monthly financials were presented to the board for review on 8/20.
- No motion was made to approve July financial statements.
- 10 properties have some balance left on annual assessment. Two owners have paid \$620. Dennis notified the board he will direct the attorney to remind the owners they are liable for the late fee and a lien will be placed on their home if they do not pay the late fee plus any attorney's fees associated with the collection efforts.
- Insurance will automatically renew on September 3rd and the increase is approximately 5% over last year's premium.

Secretary – Ben Browning

- Motion made by Ben Browning to approve the Meeting Minutes from the July Board of Directors Meeting as presented to the Board by email on 8/19/26, seconded by Ken Lipitz. All were in Favor. None opposed. Motion Passed.
- Want to have a walk-through with the pertinent Pyle's Pools employees near the end of the season to discuss paint and punch list items. Ben, Tiffany, and Steve will be involved in that.

Director, Social Events – Position Currently Vacant

- Neil noted that vendors for future events need to be reminded to not park in the handicap parking spaces.
- All board members who attended agreed the event was very well run. Discussion was held around how the Splash Bash went this year and whether changes or improvements should be



made to next year's event. Food trucks reduce the expense to the HOA but are costly for families to eat and don't seem to provide the same draw of getting families to the event. Also it seemed that when a dinner was served in the clubhouse people then tended to sit at the tables up in or around the circle and mingled with other residents who they didn't know. Several agreed that at this event most groups of neighbor friends tended to stick together and there wasn't as much mingling and meeting new people. It was also noted that there is not much to attract older neighbors who don't have kids who are interested in the pool.

Director, Planning and Development - Ken Lipetz

- Requested the Westfield traffic study for Spring Mill Rd. Also one done at 146th and Adios Pass.
 - Vibrancy Grant completion report – Ken will take pictures and pull last year's report and update it to this project.
 - Ken is concerned with the frequency that trash is being left on the pickleball courts.
 - Ken will begin gathering information on the warranty of the coating of the tennis and pickleball courts and seeking advice from industry experts on if it is time to seal, repaint, or apply some sort of new surface to close up the small cracks that have formed in the asphalt surface and existing paint.
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Director, Technology – Mike Neal gave the report this month

- Outlook subscription has been paid for another year.
 - Website is still under development.
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Director, Communications – Tiffany Liss

- The new logo has to be on the current website before a trademark can be applied for. Asked for Mike's help in getting the new logo image into wordpress and published to the existing site.
 - Tiffany has made progress on the new website hosted by Wix.
 - Tiffany will send out a September monthly newsletter and include some things from the August newsletter that didn't get sent.
 - Tiffany will look at the capability of Wix to send out the newsletter and mass emails so we no longer have to use Mailchimp and pay another subscription.
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Director, Common Grounds – Patrick Moyer

- Absent, no report.
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Director, Lakes & Dams – Ben Grise

- Condition has improved dramatically due to the increased amount of rain and ongoing treatments. Tomorrow will be primrose treatment.
 - Since last meeting confirmed treatment methods, timing, and future plans.
 - The lab testing confirmed cyanobacteria.
 - Ben asked Hoosier Aquatics to provide application records going forward and agreed.
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- Muck reduction treatment has been applied.
- Phosphorous reduction treatment has been completed in the tennis court cove.
- Phosphorous levels are very high at every site sampled throughout the lake.
- Ben is going to find out more information about bags that filter out or capture phosphorous mentioned by Hoosier Aquatics.

Vice President – Mike Neal

- No report.

President – Steve Castle

- Mike, Tiffany, Bob, and Ben will work on a list of updates to the covenants and Bylaws.
- Discussed hosting a meeting at the clubhouse for school officials to present information on the upcoming referendum that will be on the ballot and answer questions from attendees.
- Ken Lipitz made a motion to allow the school district to hold a meeting in the clubhouse for no fee to present information on the referendum. Seconded by Ben Browning, Steve Castle Abstained, Jackie and Neal voted No, All others in Favor. Motion passed with 8 yes votes.
- Tiffany, Ken, and Dennis will help organize the event if the school is interested.

Motion to Adjourn:

Motion to Adjourn made by Steve Castle

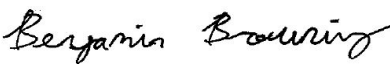
2nd – Tiffany Liss

All in Favor – All

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 9:23 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle