



**The Village Farms  
Homeowners  
Association Board  
Meeting**

**Tuesday, August 15, 2023**

**Call to Order: 7:08pm**

Review/Approve Minutes from July Meeting – Approved

Motion to Approve – Emily Baker

2<sup>nd</sup>: Maggie Cordaro

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	
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	



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**Guest Business / Attendees:** Dave Goodwin, Beth Sandford, Ron Liss, Brian

**GUEST REMINDER:**

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

Name:	Address:	Comment(s):
Dave Goodwin	15125 Citation Rd	Teenagers hanging around lake, throwing in rip rap, leaving trash, flashlights at night in windows- <ul style="list-style-type: none"> <li>• Contact WPD non-emergency line to report</li> </ul> Seawall committee: <ul style="list-style-type: none"> <li>• Grass carp was introduced</li> <li>• Green water- is this caused by the carp</li> </ul>
Beth Sandford	Admiral Way	Pool event with neighbor complaints Complaint was about number of guests at party- resident's party included 9 Village Farms families and 8 individual guests <ul style="list-style-type: none"> <li>• Since this is within our pool rules,</li> </ul>
Matt Shergalis	Village Reserve, LLC	Reserve study Met Pat at WeCAN meeting Structural engineering background Has done reserve studies for Village of West Clay, neighborhoods in central Indiana and Ohio Last VF reserve study was done in 2017- Capital plan for assets <ul style="list-style-type: none"> <li>• Residents more and more interested in Reserve funds</li> <li>• Mortgage companies looking at neighborhood assets when deciding on funding in a neighborhood- charging higher rates for mortgages in neighborhoods without reserve studies</li> <li>• Village Farms has many assets: Pool, lakes, tennis courts, seawall, etc.</li> <li>• Study gives year by year analysis of spending</li> <li>• Improves efficiency of HOA meetings</li> <li>• Should revisit every 5 years</li> <li>• 8 week timeline for proposal</li> <li>• Works with HOA to learn how to manage assets on their own</li> </ul>



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		<ul style="list-style-type: none"> <li>• Repeat study has lesser cost because it is just an update</li> </ul>
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**BOARD REPORT:**

**Treasurer – Westin Pigott**

- No report submitted

**Planning and Development - Karl Krukenberg**

- Road Resurfacing
  - Get rest of neighborhood in the next 1-3 years. Depends on new administration budget available
  - Due to our size, the whole neighborhood cannot be addressed all at once
  - There is a system that scores/rates conditions of roads
  - Will address inlet protection with city/contractor for future roads
  - Email the city to inquire about whether your specific road will be repaired
- Oak Ridge Trail Connection
  - Will investigate what their maintenance crew can put together
  - City will take a serious look at it
  - City unsure if east side connection will extend all the way to Greyhound Pass or if they will install a crossing at Citation/McNamara, which is considered a mid-block crossing and less safe than pedestrians crossing at Greyhound
  - Possible timeline for construction within the year
- Greyhound Pass
  - Looking into culvert condition
  - Evaluate pavement condition with geotechnical investigation
  - If full reconstruction, then they would push back the timeline to fully use existing pavement life
  - If mill and overlay can buy more time to extend the overall life of the pavement, then it will happen relatively earlier
- Signage Updates
  - Some yield signs will change to stop signs to comply with newly passed City ordinance

**Secretary – Emily Baker**

- Minutes uploaded to the website- Thanks Tiffany and Matt for helping
- Medical leave of absence- Will need interim Secretary



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**Director, Technology – Matt LaPaglia**

- Tennis reservation system rolled out, seems to be running smoothly
- We are paid through next August, so we can reevaluate then whether to keep this system or change
- Obtained Owl conference app for meetings
- 2 Zoom accounts: 1 for technology; 1 for whoever is leading meetings - 2 factor authentication to go to BOD@thevillagefarms.com

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**Director of Communications – Tiffany Liss (Interim)**

- Social Media statistics
- Communications/Social:
  - Village Farms Resident Directory
  - Will live on website behind resident portal login
  - Adults only for sign up of minors
    - Steve will meet with legal to ensure we do not need parental permission slips
- Email cleanup in Mailchimp
  - Timeline
  - Support
  - Document inquiry / Lawsuit

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**Director, Social Events – Maggie Cordaro**

- Splash Bash
  - Great event despite the weather
  - Thank you to Matt, Karl, Ben, Westin, Randi, Emily, Rich, Pat, and Tiffany for all of your help!
  - Big Hoffa's: 466 RSVP'd yes, food for 500
  - Changes for next year
    - No dunk tank
    - Move time to 4-7 pm
    - More tents in common area
    - 4 tattoo artists instead of 2
- Car Show
  - Reserved Grace truck, Samanos taco truck, and ice cream truck
  - Date changed to Wed, Sept 20, 5-7 pm
  - John and Karmen Mueller to assist on this event
- Remaining Events
  - Sept 20: Car Show
  - Oct 28: Family Halloween Party
  - Nov 25: Craft Fair (work on forming committee)



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- Dec 9: Family Christmas Party
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**Director, Common Grounds – Patrick Moyer**

- Sod for tennis court
  - Wall quotes being collected for tennis court wall
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**Lakes & Dams – Ben Browning (Interim)**

- Rip Rap along Greyhound Pass east of Oak Ridge (resident concern)
    - Rip rap is being thrown into the lake. I'd like to wait just a little while longer to see if Karl learns any more about the timeline of reconstruction of the tubes (if there is one) so that we do not replace rip-rap and then a major construction project happens there shortly after
  - Algae growth in lower lake (resident concern)
    - Lakes are treated on a regular schedule and with the cooler temperatures and recent rains finally introducing more fresh water to bring the water temps down the chemical treatments should have an easier time catching up and getting ahead of the algae growth.
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**Recreation – Randi Miles (Interim)**

- Tennis Court sign up- positive feedback
  - Resident inquiry- Can pool stay open past Labor Day. Randi to look into this for 2024 season
  - Tennis Court hours/ lights: Hours end at 11. Will begin enforcing, will get a timer so lights shut off automatically
  - Tennis court rules sign- ready to print
  - Table and umbrella for pickleball/tennis courts- can go outside of the courts but not within the fence- We will bring one table/umbrella to the concrete pad and leave it out through the season
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**Vice President – Richard Overfield**

- No report submitted
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**President – Steve Castle**

- Legal inquiry: All requested documents have been provided to the individual which have been requested
  - Beginning next month, legal fees paid by HOA for this matter will be posted in financials
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**Directors at Large:**



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- Can we add safety paint to step entering clubhouse
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**Property Manager - Maureen Schriener**

- Board Meeting – Aug 2023
- Complaints/Comments/Concern
  - 16 W. Greyhound Pass – drainage questions 8-9
  - 357 Abbedale Ct. – cars parked in street 8-1
  - 201 Amkey Way – pergola addition 7-27
  - 207 W. Admiral Way – outdoor fireplace 7-23
  - 417 Fox Lane - deck/patio 7-23
  - 15209 Oak Ridge – hole at playground 7-22
  - 15126 Count Fleet Ct. – solar panels 7-19
  - 515 Sapphire Dr. – weed and yard condition 7-13
- Clubhouse/Apartment/Maintenance - Rental Report – emailed to BOD
  - Ordered new projector screen 7-19 (complete)
  - Dustin Nelson (handyman) lower level faucet and IT equipment 6-14 (open)
  - Tennis courts sign updated and emailed to the printer 8-7 (open)
- Common Ground (Pat Moyer)
  - 3 Crowns will replant the tree at the playground in fall 2023 (open)
  - Place sod at tennis court area fall 2023. Received a quote from Brightview and waiting on a quote from 3Crowns 8-8 (open)
  - Get a quote to repair/replace and paint the common ground fence (open budget 2023)
  - Replace tennis court wall fall 2023 received quote from Brightview (need updated quote 8-8), Ralph Woods Masonary, Lining Landscaping, and no bid from 3Crowns (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. Sent an email to Sahar Cromer Pyle's Pools regarding Ben Browning's email on 7-28-23. Concrete will be repaired before painting the pool (per Jason with Pyle's).
  - Recreation – order extra tennis bench 2023-2024
  - Replace park benches fall/spring 2023-2024
- Lakes & Dams
  - Ben Browning – set up a meeting with residents regarding seawall and lake concerns (Dave Goodwin, Larry Hudson, Trip Kelleher, and John Mueller).
- Snack Shack & Pool (Open)
  - Village Farms Pool Hours - August 10th through September 4th
    - Monday 11 am - 8:30 pm
    - Tuesday 4 pm - 8:30 pm
    - Wednesday 4 pm - 8:30 pm
    - Thursday 4 pm - 8:30 pm
    - Friday 11 am - 9 pm
    - Saturday 10 am - 9 pm
    - Sunday 11 am - 8:30 pm
- OTHER –



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- Office Information – Welcome Packets
  - 4 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 & RSI quote 8-9
  - Planning and Development – Update on streets and roads
  - Tennis sign-ups and post sign 6-20 (complete)
  - Children's work directory 6-14

**Any New Items?**

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**PUBLIC COMMENTS:** See Guest Business section.



**Motion to Adjourn: 0944**

Motion to Adjourn – Karl Krukenberg

2<sup>nd</sup> – Patrick Moyer

All – Aye

Motion Carries: Yes  No

Officer Signature		Westin Pigott
President Signature		Steve Castle