



Tuesday, August 19, 2025

Call to Order: 7:03 PM

Member Roll Call:

Name:	Title:	Present	Absent
Steve Castle	President	X	
Mike Neal	Vice President & Director, Technology	X	
Dennis Ressler	Treasurer	X	
Ben Browning	Secretary	X	
Patrick Moyer	Director, Common Grounds	X	
Karl Krukenberg	Director, Planning & Development	X	
Ashley Fritts	Director, Social Events	X	
Richard Overfield	Director, Lakes and Dams	X	
Tiffany Liss	Director, Communications	X	
Jeffrey Yardley	Director At-Large	X	
Alfredo Crespo (AC)	Director At-Large	X	

Roll Call Results:

11 of 11 Board Members present

- A Quorum was present? YES

Name:	Title:	Present	Absent
Maureen Schriener	Property Manager	X	

Guest Business / Attendees:

Name:	Address:	Comment(s):
Paul Ash	15202 Shoreway E Ct.	Thanks to the Board for the good execution on the common grounds project at 1000 E Greyhound Pass.
Gary Gibler	14723 Adios Pass	Wanted to thank the Board for a nice tennis court facility but asked if it could be considered to add another bench.
Neil Schneider	14921 Trotter Ct.	In attendance to observe



Old Business:

The 6" diameter SSD on private property at 14933 Admiral Way and adjacent lots. - Michael Sandford emailed the board on 7/3 asking the HOA to "Acknowledge the ownership status of the SSD along Admiral Way." Karl provided a summary of the history of this topic and what knowledge and documentation had been provided by the County Drainage Board (CDB). VF Board discussed possible courses of action including immediately engaging attorneys, requesting further information of Mr. Sandford, and contacting the CDB to request particular documents. The HOA does not own and has never owned any property, drains, or any other utilities in the vicinity of this property. The outcome of discussion was Karl would draft a letter to be sent to Mr. Sandford requesting any additional information he may have received from CDB that VF Board is not aware of, offering the Board's support, and reiterating the fact that the HOA has no responsibility for this drain and no ownership of any drains located on private property.

Karl sent an emailed letter to the Sandford's on behalf of the Board on 8/10. Some additional correspondence and clarification emails were exchanged, and Karl and Mike Sandford had a face-to-face meeting on Sunday, 8/17. Karl suggested Mike may want to request As-Built drawings from the County Drainage Board. Mike shared that after he and Beth have lived in the house he completed a project to tie the sump pump line from his basement, which used to outlet into the yard, into the 6" drain and that the County came out to inspect this connection and approved it before it was backfilled. Mike also explained that the 6" drain is located under the curb of the street, on ROW that is now owned by the City, and not on his lot.

Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns

- 14902 Amkey Ct. – trash cans visible from street 8-12 (open)
- 15111 Oakridge Road – lake condition 8-7 (closed)
- 14801 Sulky Way – question regarding a drain issue and if someone will be taking down the American flags on the mailboxes 8-6 (closed)
- 15120 Romalong Lane – move shed 8-7 (closed)
- Spray bees at playground 8-4 (closed)
- 305 W. Greyhound Pass – curb damage, call the city of Westfield 8-4 (closed)
- 826 E Greyhound Pass – algae in lake 7-31 (closed)
- 15211 Citation Rd. – lake condition 7-29 (closed)
- 14910 Sulky Way – wants the pool to be open on school days (Mon and Friday) 7-29
- 14609 Adios Pass – bathroom tiles in spillway 7-29 (closed)
- 14902 Amkey Ct. – trash cans can be seen from the street 7-21 (closed)
- 14910 Amkey Ct. – trash cans can be seen from the street 7-21 (closed)
- 211 Greyhound Pass – trash can be seen from street 7-21 (closed)
- 77 E. Laredo Way – trash can be seen from street 7-21 (closed)
- 31 Cynthia Ct. – asphalt problem. Please contact the City of Westfield 7-10 (closed)



- 121 W. Greyhound Pass – new shed 7-9 (closed)
- 14809 Senator Ct. – expand driveway and add additional garage questions 7-9 (closed)
- 201 W. Greyhound Pass – refrigerator in yard 7-12. Will be removed 7-12 (closed)
- 14921 Adios Pass – trash and items in the back yard that need to be removed 7-7.
Update: trash has been removed, and weeds have been taken care of 7-14 (closed)
- 834 E. Greyhound Pass – algae in middle lake 7-4 (closed)
- 128 E. Senator Way – fence repair 7-29 (closed)
- 1132 Greyhound Pass – dead plant in entranceway bed. Brightview will look at the replacement 4-30 (fall/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 & 6-25, will be repaired after 7-14 (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. The tower is being worked on 4-29 (open)

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

- Removed dead animal from walking path 8-6 (closed)
- Emptied tennis court trash weekly 8-4 (closed)
- Picked up trash in the common area, and cleaned out two bags of trash in the drain off of Adios Pass 8-6 (closed)
- Picked up trash in the common area weekly 7-21 (closed)

Common Ground

- Met with Glidden to quote common ground fence and trash fence 5-28 & 6-18 (open)
- Received two quotes from Brightview and BAM to complete Phase II project at 1000 Greyhound Pass (vote on this at 8-19 meeting) open 8-8
- Two fence quotes for 1000 Greyhound Pass 10-16. Meet with Glidden Fence 11-22 and Bullseye 11-23. The vote was for Glidden, and the signed contract was emailed on 5-22. The fence will be installed in July 2025 (closed)
- Brightview – spray rip rap at Fox and Oakridge, quote removal of mulberry tree at Lake clubhouse 8-5 (closed)

Common Ground Recreation

- You must accompany your guest when using the courts, pool, and pounds
- Please clean up after yourself and your family when at the pool and common area 8-6

Lakes & Dams



- Brightview and Anthony's to quote removal of mulberry tree at clubhouse common area 8-8 (open)
- Wildlife Solutions LLC – muskrat and beaver 7-31 (open)
- Brightview to replace river rock at Greyhound Pass 8-5 (closed)
- Brightview – trim trees at Lake Greyhound Pass 8-5 (closed)

Snack Shack & Pool

- Chairs that need replacement – 1 lounge and five chairs
- 14620 Adios Pass – move planters next to the electrical box at the pool 7-14 (closed)

Other

- Packet
- As of July 10, 2025, we have four residents who have not paid their dues. One resident attempted to pay by check in July but the check did not clear. A \$100 late payment fee was sent out on July 1, 2025. We also have two residents on a payment plan and one property that is bank-owned. Payment is expected to be collected when the property is sold.

OPEN ITEMS

- Paint and repair the common ground fence (city of Westfield grant 2025/26)
- Order chemicals for algae from AQ 7-8 & 7-29 (closed)
- Trim river birch trees at the tube (Brightview) 6-27 (closed)
- Remove the mulberry tree at the clubhouse lake 8-5 (open)

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- July Financials
 - Motion made by Jeff Yardley to approve the July monthly financial statements.
 - 2nd – Mike Neal
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No ☐
- Dennis presented data he found regarding homeowners' stratification based upon years owned and the Board discussed how this information is helpful to consider when discussing what types of events to plan and other operational decisions the Board makes.
- Dennis updated the Board on progress made by the IT Steering Committee and shared that presentations had been attended from 2 HOA software vendors and a 3rd has been



scheduled. It is most likely the committee will recommend to the Board to use Quickbooks for the financial functions and needs.

Secretary – Ben Browning

- Motion made by Ben Browning via email on 8/6 to approve the Minutes from the July 15th Board Meeting as presented by the Secretary. A majority of Board Members (6 of 11) voted in favor of the motion, therefore the motion passed. The following Directors voted in favor of this motion:
 - Ben
 - Steve
 - Dennis
 - Jeff
 - Tiffany
 - Karl
-

Director, Social Events – Ashley Fritts

- Splash Bash final numbers- 400 in attendance, cost \$6,656.87
 - Next Events - Halloween Trunk or Treat October 11th- discussion was held regarding whether this event is necessary since there are many other trunk or treat events around the area provided by the city, schools, and churches. Will have this event this year because resident volunteers are mostly executing this with minimal help needed from the social events director.
 - Craft fair November 29th - simplifying with no food/beverages provided to vendors but no fee to participate. Will have 3 Marias food truck outside if they want to purchase food and to draw in shoppers. Lisa Radivan taking the lead on this event
-

Director, Planning and Development - Karl Krukenberg

- Nothing to report.
-

Director, Technology – Mike Neal

- Still Discovering technology items that are payable but not in one place. Still working through this process. Made significant progress since being assigned a VF Credit Card.
 - Discussion was held around a mounted, low profile, and retractable projector screen in upper clubhouse. Steve requested Mike bring a range of options from least effort/cost to some higher cost options with more functionality to the next board meeting to be discussed and voted on.
-

Director, Communications – Tiffany Liss

- Survey feedback:
 - Splash Bash/Future Events Survey
-



- Emailed Aug. 13, 2025
- 1,074 Residents
- 893 Opens (64.6%)
- 132 Clicks (12.3%)
 - 123 Clicked (50%) - Splash Bash Survey Link
 - 117 Clicked (45.70%) Future Events Link
- 22 Responses from this email
- Future Events
 - 1st Email – 1,074 Residents
 - 235 Opened (21.9%)
 - 132 Clicked (12.3%)
 - 86 Responses
- 2nd Reminder Email (Splash Bash / Future Events) – 393 Residents who did not open the first email
 - 57 Opened (14.5%)
 - 19 Clicked (4.8%)
 - 48 Responses from this email
- **NOTE:** These surveys were also posted in the Village Farms August Newsletter
 - Sent to 1,076 Emails/Residents
 - 144 Opened (13.4%)
 - 88 Clicked (8.2%)
 - Splash Bash Survey – 19 clicked (12.50%)
 - Future Events Survey – 11 Clicked (7.24%)

Overall, sending a second email engaged more feedback. Considering doing this for future emails/newsletter.

Discussion was held regarding the variety of responses which ranged from very complimentary to disapproving while some offered constructive suggestions. Outcome of the survey was as expected, no really useful ideas for future events were received, but the Board was encouraged that enough residents do enjoy the events sponsored and planned by the HOA that events should continue to be a part of the Board's role in the neighborhood.

Director, Common Grounds – Patrick Moyer

- Greyhound common area fence has been installed.
- Quotes received from BAM and Brightview to complete additional landscaping.
 - Quotes: BAM – \$15,476.51 & Brightview – \$11,126.15
 - Motion to approve the quote from Brightview to complete plantings and landscaping made by Jeff Yardley.
 - 2nd – Tiffany Liss
 - All in Favor – Aye



- All Opposed - none
- Motion Carries: Yes X No ☐
- This project is part of the Greyhound Pass Common Area improvement which includes installation of the fence and the majority of which is paid through the Westfield Neighborhood grant with some additional matching funds required to be paid by the HOA. The project was previously approved and budgeted for in a previous meeting.

Director, Lakes & Dams – Rich Overfield

- Riprap was installed by Brightview for free at the tubes between lower and middle lakes after rain washed away large amounts of the river rock.
- Wildlife Solutions investigated and determined no Beaver has been active recently in the middle lake.
- Would like to remove the mulberry tree at the cove by the club house due to it impeding fishing and continuously has fishing line hanging from the tree. Anthony's tree service quoted \$1,300 and Brightview quoted \$4,300.
 - Motion made by Dennis Ressler to approve the quote from Anthony's tree service to remove the tree.
 - 2nd – Mike Neal
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No ☐
 - Maureen will contact Emily, the adjacent property owner to let her know what will be happening since the tree is very close to the property line and shared fence.
- Maureen was able to get ahold of the president of Legacy Oaks, and they informed her that they have been trapping for beavers and musk rats. They caught 1 beaver this spring.
- Maureen and I continue to research what will be needed to dredge the coves. Working to get a quote but progress has been slow and challenging.
- I have been spot-treating the coves with algacide to keep the blue-green algae down. I have used (3) - 50lb bags -- we have 2 bags remaining.
- Discussion was held regarding possible ways to access the Middle Lake.

Vice President – Mike Neal

- Fill out your special census! Westfield will redistrict prior to the next city council election. This will also affect community funding. City population at 2020 census was 46k. Today's estimate is 65k.

President – Steve Castle

- Clarification & Reminder – Revised and Restated Code of Bylaws, *"All contracts, agreements, deeds, conveyances, mortgages and similar instruments authorized by the Board of Directors must be signed, unless otherwise directed or permitted by the Board of Directors, by the President and attested by the Secretary or another officer."*



- Discussion was held regarding what constitutes a contract and it was agreed that further discussion and clarification needs to be made, and perhaps guidelines put in place, to help identify which expenditures need to be approved by the President.

Directors at Large:

- Nothing to report

New Business (including BOD Discussion of guest topics)

- Access to the Middle Lake.

Motion to Adjourn:

Motion to Adjourn made by Rich Overfield.

2nd – Jeff Yardley

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 9:22 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle