

# VILLAGE FARMS HOMEOWNERS' ASSOCIATION

## ANNUAL MEETING

APRIL 28, 2026

1. Meeting Called to order at 7:02 PM ET by Steve Castle, acting Board President and Presiding Officer of the Annual Meeting

2. Introduction and Roll Call

Welcome to the Village Farms Home Owners' Association Annual Meeting! On behalf of the Board of Directors, as your fellow residents, and your neighbors, we are glad you are here! In this Annual Meeting you are an active participant, not just an observer like at the monthly meetings of the Board of Directors. As granted by the Bylaws, our current Board President, Steve Castle, will be the Presiding Officer over this meeting and will lead us through the agenda, grant time for attendees to speak, and may need to limit discussion to keep the meeting moving to conclusion in a timely manner. One thing we will be accomplishing tonight is electing individuals to the Board of Directors. Each LOT in the HOA is entitled one vote. That vote may be cast by the individual, if they are in attendance, or by the Proxy they designated to represent them. If anyone in attendance here tonight filled out and submitted a Proxy form, please raise your hand. There is no problem, we simply need to remove your Proxy since you are here. Again, thank you for being here.

We would like to take this opportunity to introduce the elected members of our current board:

Name:	Title:
Steve Castle	President of the Board
Mike Neal	Vice President & Director, Technology
Dennis Ressler	Treasurer
Ben Browning	Secretary
Patrick Moyer	Director, Common Grounds
Tiffany Liss	Director, Communications
Karl Krukenberg	Director, Planning & Development
Ashley Fritts	Director, Social Events

Rich Overfield	Director, Lakes & Dams
Jeff Yardley	Member At-Large

Tammy LaMartz - Property Manager, Ardsley Management

3. Proof of the Annual Meeting Notice sent to Members – A mailer was sent to every home in the neighborhood on March 24, 2026 via USPS. The date and time of this meeting was visible on the Association’s public website for 3 months prior to the meeting. The President’s letter in the emailed monthly newsletter messages for March and April 2026 also provided meeting notice.

4. Call of Roll and Examination of Proxies

As stated in the Revised and Restated Code of By-Laws of Village Farms, Inc. dated April 21, 2017, Article III - Membership, Meetings and Voting Rights, Section 4 - Voting at Meetings, Subsection B - Proxies, located on pg. 6, “Unless excused by the presiding officer, all proxies must be received by the Association at least four (4) business days before the date of the scheduled meeting where the proxy is to be counted.” Steve Castle, Presiding Officer, excused this 4-day requirement. Proxy forms brought to the meeting were included in the count.

As stated in the Revised and Restated Code of By-Laws of Village Farms, Inc. Article III Membership, Meetings and Voting Rights, pg. 4, dated April 21, 2017, “At any meeting of the membership, unless otherwise required by the Declaration or these Bylaws, the presence of Members, in person or by proxy, entitled to cast (10% ) of the total number of valid and eligible Owner votes will make up a quorum.” There are 782 homes in The Village Farms, therefore, a quorum is met when 78 homes are present or represented by proxy.

- 22 Members were present at the meeting
- 188 Members were represented by Proxy at the meeting
- 210 Total Members were represented
- 78 Members were needed for a Quorum, therefore a Quorum was represented at the 2026 Annual Meeting

5. Reading minutes of previous meeting – Ben Browning, Secretary, explained the Bylaws state the previous Annual Meeting’s minutes should be read out loud. Ben Browning made a procedural request to all in attendance asking if anyone was opposed to not reading the 2024 annual meeting minutes out loud. None were opposed to not read the minutes out loud, therefore the minutes were not read. The draft version of the 2025 Annual Meeting Minutes were posted to the HOA website for Members’ review and the Members were notified in the April newsletter emailed to all residents.

A motion was made by Ben Browning to approve the 2025 Annual Meeting Minutes as presented, the motion was seconded by Mike Neal, all were in favor, and None were opposed.

6. Annual Budget – Treasurer’s Financial Report

Motion made by Ben Browning to approve the Annual Budget as presented by the Treasurer. Motion seconded by Mike Neal, All were In Favor, None Opposed. Motion Passed.

7. Reports of officers and committees – All information regarding monthly board meeting proceedings and the conducting of HOA business throughout the year can be found in the monthly meeting minutes.

Rich gave an update on the lakes, the planned restocking of fish, the changing of aquatic management companies, and the condition of the dams.

8. Election of Board Members – Bylaws state the Board should be 12 but allow for up to 15 Directors to be on the Board of Directors.

Karl Krukenberg has concluded his 3-year term on the Board. Thank you for your time and efforts volunteering on our HOA Board. Your knowledge and your relationships with Westfield city staff was very helpful to our neighborhood in your role as Director of Planning and Development. Thank you for preparing the Grant application which provided \$10,000 to the neighborhood!

Rich Overfield has concluded his 3-year term on the Board. Thank you very much for your time and effort on our HOA Board, the last 2 years of which were

in the Lakes and Dams director role. You brought about nice improvements in maintenance strategy and volunteered many hours to clean and work on our cherished amenities.

Jeff Yardley notified the Board he is resigning his position on the Board prior to this Annual Meeting. Jeff, thank you for your diligent attendance, volunteer hours outside of Board Meetings, and voice of reason in many discussions.

Ashley Fritz notified the board she is resigning her position on the Board as of this meeting. Ashley has planned some amazing events during her time on the event and brought about very significant budget savings by reimagining what many of our neighborhood events can be. We truly thank Ashley for her hours of planning and execution during her time on the board and she will be missed.

The following current Directors confirm they will continue to serve out their terms on the Village Farms HOA Board of Directors:

1. Steve Castle
2. Dennis Ressler
3. Mike Neal
4. Pat Moyer
5. Tiffany Liss
6. Ben Browning
7. Alfredo (AC) Crespo

That is 7 returning Board Members.

The Bylaws state potential Board Members should be nominated prior to the Annual Meeting. 4 nominations were received. The following individuals were nominated:

1. Neil Schneider
2. Jackie Berthiaume
3. Kenneth Lipetz
4. Bob Horkey

4 nominations were received and there are 5 open seats on the Board. Per the Bylaws, the Presiding Officer has the authority to accept additional candidates from the floor. Attendees were asked if any wish to be considered for election to the Board. No attendees expressed interest.

Motion made by Ben Browning to elect Neil Schneider to a 3-year term on the Board of Directors. Dennis Ressler seconded the motion, All were in Favor, None Opposed.

Motion made by Mike Neal to elect Jackie Berthiaume to a 3-year term on the Board of Directors. Alfredo Crespo seconded the motion, All were in Favor, None Opposed.

Motion made by Mike Neal to elect Ken Lipetz to a 3-year term on the Board of Directors. Dennis Ressler seconded the motion, All were in Favor, None Opposed.

Motion made by Mike Neal to elect Bob Horkey to a 3-year term on the Board of Directors. Dennis Ressler seconded the motion, All were in Favor, None Opposed.

The Bylaws state Officer appointments are to be made at the next meeting of the Board of Directors, which is immediately following this meeting. After Officers are elected then Area Director Positions will be appointed.

- f. Old business from 2025 Annual Meeting – The lawsuit filed by Dan Blankemeier on April 11, 2024 against the HOA and several members of the community, has been settled. The lawsuit was withdrawn from the courts on March 24, 2026 after a settlement agreement was reached. The settlement included a \$6,500 payment to Mr. Blankemeier, sent to his attorney, paid by the HOA's insurance carrier American Family and a mutual release of all past and future claims.

- g. New Business –

Read by the Secretary: New State Legislation, House Bill 1115, explicitly grants HOA Boards the ability to levy and collect a fine for a violation of neighborhood covenant or rules violations. The HOA's current and former Attorneys recommend The Village Farms create and approve a schedule of fines and rules around time to rectify the violation, collection process, etc. The Board of Directors would like to form a committee of 3 to 7 people

composed of some Board Members and some resident volunteers to prepare these documents. The intent is to have this ready for review by the Board no later than February of 2027 and then approval by all Residents at the 2027 Annual Meeting in April. If anyone from the audience would like to volunteer for this committee, please see me after the meeting. We will also be communicating information to all residents in the coming weeks as we try and formalize this committee.

Ben Browning made a motion to form a committee of 3 to 7 people comprised of some board members and some volunteers from the neighborhood to prepare a Schedule of Fines and rules governing them which are to be presented to the Board no later than February 2027 and finalized for presentation at the 2027 Annual Meeting and the members of this committee will be approved by the Board of Directors at the May meeting. Seconded by Mike Neal, All in Favor, None Opposed.

- h. Annual meeting adjournment – Motion made by Brian Chapman to Adjourn the Annual Meeting, seconded by Mike Neal, All were in favor, and None were opposed.

6. Adjournment – Meeting Adjourned at 8:09 ET.