



**The Village Farms  
Homeowners  
Association Board  
Meeting**

**Tuesday, February 20, 2024**

**Call to Order: 7:03 PM**

**Guest Business / Attendees:**

- Reading Statement of Expectations
- Greeting of Guests & Recording information/comments

Name:	Address:	Comment(s):
Todd Keller	120 Amkey Way	Observing
Paul Ash	14202 Shoreway Dr. E	Observing
Matthew Shergalis	Village Reserve, LLC	Presentation / Reserve Fund Study (draft)

**Member Roll Call:**

Name:	Title:	Present	Absent
<b>Steve Castle</b>	<b>President</b>	<b>X</b>	
<b>Richard Overfield</b>	<b>Vice President</b>	<b>X</b>	
<b>Westin Pigott</b>	<b>Treasurer</b>		<b>X</b>
<b>Emily Baker</b>	<b>Secretary</b>		<b>X</b>
<b>Patrick Moyer</b>	<b>Director, Common Grounds</b>	<b>X</b>	
<b>Karl Krukenberg</b>	<b>Director, Planning and Development</b>	<b>X</b>	
<b>Maggie Cordaro</b>	<b>Director, Social Events</b>	<b>X</b>	
<b>Matt LaPaglia</b>	<b>Director, Technology</b>	<b>X</b>	
<b>Ben Browning</b>	<b>Director, Lakes and Dams</b>	<b>X</b>	
<b>Randi Miles</b>	<b>Director, Recreation</b>		<b>X</b>
<b>Tiffany Liss</b>	<b>Director, Communications</b>		<b>X</b>
<b>Jeffrey Yardley</b>	<b>Director, At-Large</b>	<b>X</b>	

**Roll Call Results:**

8 of 12 Board Members present

- A Quorum was present? YES

Name:	Title:	Present	Absent
-------	--------	---------	--------



**The Village Farms  
Homeowners  
Association Board  
Meeting**

<b>Maureen Schriener</b>	<b>Property Manager</b>	<b>X</b>	
--------------------------	-------------------------	----------	--

Motion to Approve Meeting Minutes from November Meeting –  Matt LaPaglia

2<sup>nd</sup> –  Patt Moyer

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Motion to Approve Meeting Minutes from January Meeting –  Ben Browning

2<sup>nd</sup> –  Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Matthew Shergalis presented the draft version of the reserve study, answered questions, and provided guidance.

**Old Business:**

**Property Manager Report - Maureen Schriener**

Complaints/Comments/Concerns:

- 826 E. Greyhound Pass – pool installation 1-11 (closed)
- 1 E. Greyhound Pass – screened-in porch 1-9 (closed)
- 14921 Adios Pass – debris pile in the yard 10-11, 11-21, 12-29 & 12-3, 1-8 (open)
- 525 McNamara Ct. – pool installation 12-12 (closed)
- 480 E. Greyhound Pass – fence installation 12-28 (closed)

Clubhouse / Apartment:

- Holiday decorations taken down outside 1-11 (closed)
- Holiday decorations taken down inside 1-3 (closed)

Common Grounds:

- Pat Moyer – approved quote to replace/fix common ground fence 1-15 (open)
- Brightview came out and placed snow sticks 1-9 (closed)
- Maureen replaced dog bags at common ground 1-9 (closed)
- Pat and Steve approved quote to replace four common ground benches 1-8 (open)
- Ermco will replace the light post base. Covers are on order 10-6 (open)
- Pat Moyer approved a quote to remove and replace dead arborvitae at the pool along Adios Pass. Spring 2024 (open).
- Walk through the common area with Brightveiw, Steve, and Pat at Greyhound and Shoreway E. 12-6 (open/budget 2024/2025). Received price for survey 1-15



**The Village Farms  
Homeowners  
Association Board  
Meeting**

Recreation:

- Glidden will quote to replace equipment gate fence 1-15 (open)
- Received signed contract from Pyle's 1-11 (closed)
- Pool painting – Pyle's will be back to touch-ups in spring 2024 (open)
- Paint touchup on snack shack (spring 2024 open)

Lakes & Dams:

- Brightview will quote to remove small trees from the McNamara spring 2024 (open)

Snack Shack & Pool:

- Received food permit for snack shack 1-11 (closed)

Office Information – Welcome Packets

2 packets

OPEN ITEMS:

- Steve Castle and Maureen Schriener met with Matt at Village Reserve on 1-11
- Clubhouse bathrooms – tile and reset toilets. Tish Flooring and Dustin Nelson 12-20-23 & 12-27-23 (open)

---

**BOARD MEMBER REPORTS:**

**Treasurer – Westin Pigott**

Motion to Approve December 2023 Financial Report – Ben Browning

2<sup>nd</sup> – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

- Update on running total through January 2024 of legal costs incurred to the HOA due to the threats of litigation by Dan Blankenmeier: total \$7,520.50 (FY22 and FY23)

---

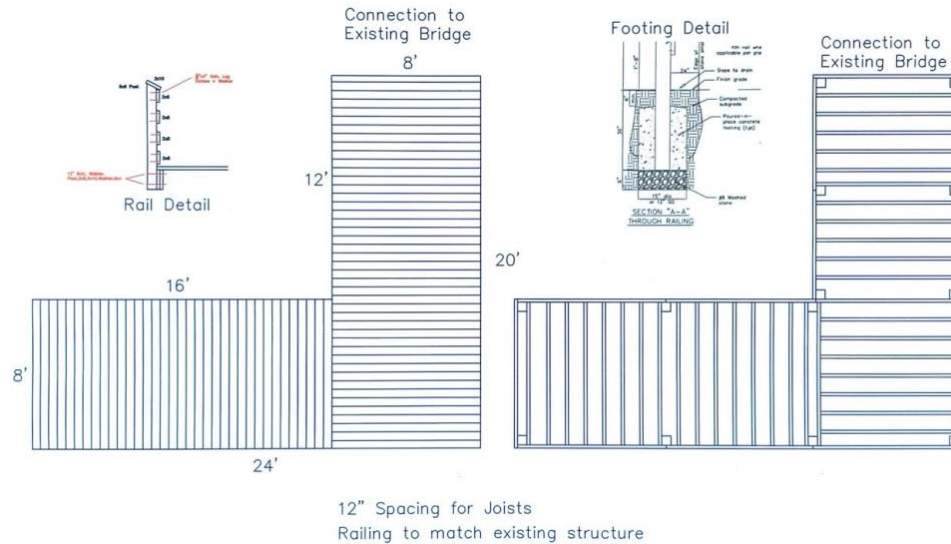
**Planning and Development - Karl Krukenberg**

- Met with City on 2/2/2024
  - Full notes: [2024-02-02 Meeting with City of Westfield.docx](#)



**The Village Farms  
Homeowners  
Association Board  
Meeting**

- Oak Ridge Trail connection to Citation – building more bridge first in the spring, then will pave over the summer



- Working on a better contact for Citizens – City GIS indicates there are ~150 sewer manhole structures within our neighborhood
- Resurfacing is planning to spend ~\$300,000 per year on our neighborhood for the next 3 years. This represents 10% of their annual resurfacing budget.
- There will be a project along Greyhound Pass to tie sump outlet pipes into a sewer line to keep the water from icing within the roadway. Location is between Shoreway E Drive and Cynthia Court.

---

**Secretary – Emily Baker**

- Absent / No report

---

**Director, Technology – Matt LaPaglia**

- No Report

---

**Director of Communications – Tiffany Liss**

- No report

---

**Director, Social Events – Maggie Cordaro**

- Next event : Easter brunch March 23rd
  - Bunny coming from 10 am-12 pm
  - Egg hunt if weather allows
  - Donuts/juice for brunch



**The Village Farms  
Homeowners  
Association Board  
Meeting**

- No volunteers signed up to help

---

**Director, Common Grounds – Patrick Moyer**

- Mulch is completed
- New Benches are installed
- Survey of common area near Shoreway Dr. is underway

---

**Lakes & Dams – Ben Browning**

- No items to report

---

**Recreation – Randi Miles**

Absent – no report

---

**Vice President – Richard Overfield**

- Reviewed village farms Microsoft account capabilities - higher tiered license required for advanced configurations
- Noticed several unauthorized attempts to log into Maggie's account from various countries – I advised she reset her password - after resetting the password, the attempts stopped
  - I recommend enabling MFA for all BOD accounts
- Would like help organizing a spring clean-up day to remove trash and debris from common areas around lakes
- Would like to help Matt finish the cable management in Mauren's office

---

**President – Steve Castle**

- Issues with BOD members' access to software programs, posting to the website
  - Use of residents' portal to access service database?
- Board Member expectations for involvement. (shared by Maureen) Encouraged to talk to fellow residents when we see them breaking rules, e.g. alcohol in the pool, misuse of tennis/pickle ball courts etc.
- Property Manager Performance Review 2023-24 - Completed

---

**Directors at Large:**

- No items

---

**New Business (including BOD Discussion of guest topics)**

- none

**Motion to Adjourn:**

Motion to Adjourn – Jeff Yardley



**The Village Farms  
Homeowners  
Association Board  
Meeting**

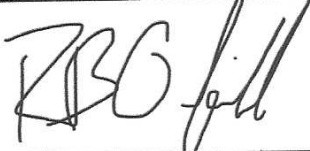
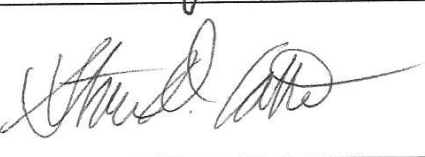
2<sup>nd</sup> – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 8:54 PM

Officer Signature		Rich Overfield
President Signature		Steve Castle