



Tuesday, February 24, 2026

Call to Order: 7:00 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
Tammy LaMartz	Property Manager for Ardsley Management	X	

Guest Business / Attendees:

Name:	Address:	Comment(s):
Ken & Patty Lipitz		
Brian Chapman		

Interviews with Potential HOA Attorneys

KSN has given no reason to question the competency of the representation or advice they provide. The lack of communication and difficulty of getting responses has been very frustrating and causes difficulties in being able to utilize their recommendations because it is not timely.

1. Jon Becker with Church Church Hittle + Antrim



- a. 100 years in Hamilton County with lots of different types of representation, represent most schools in the area, Jon served on an HOA Board for 7 years. Another client was 1500 homes with 15 lakes, 200 acres of mowing, and a swimming pool.
2. Greg Chandler with Eads Murray & Pugh
 - a. Full-service HOA lawfirm. Only works for homeowners and condo associations. 80% of clients are in central indiana. Office is in Lawrence county. Would consider themselves like a Corporate counsel for the association. Available to assist in any type of representation or advice on interpretation of laws and requirements. Can represent through litigation. There are 2 options – T&M, billed as needed when they work on a task. Retainer option - \$850 per year, includes a call per week up to 15 minutes, a free meeting once a year, includes 2 dinner seminars where education on several HOA topics are presented, includes a book on Indiana HOA law, and includes a reduced hourly rate for all other work. Greg has been practicing 18 years and only done HOA law. Responsiveness is important to Greg and every client gets the same prompt attention. An email question a week could be answered instead of utilizing the phone call per week.

Motion made by Mike Neal to engage Church Church Hittle & Antrim as the HOA's attorney, seconded by Jeff Yardley, All were in Favor, None opposed. Motion Passed.

Old Business:

The 6" diameter SSD on private property at 14933 Admiral Way and adjacent lots.

See previous meeting minutes for additional history.

Updates since last meeting:

- Michael Sanford followed up with Gary on 1/7/26 asking for an update. He followed up again on 1/16. On 1/22 Gary responded that he had asked the City of Westfield if they would make this petition.
- Discuss how to manage the snack shack.
 - BOD received an email from Lauren Clark requesting the BOD consider her son Peter for the volunteer role of managing inventory at the Snack Shack.
 - Option 1: Pyle's is willing to handle everything, including purchasing inventory, and they would keep all proceeds.
 - Option 2: a volunteer purchases the inventory, Pyle's lifeguards man the snackshack just like they have in past years, and VF keeps all proceeds.
 - This item was tabled for next month's meeting due to time constraints.



New Business:

Discussion was held regarding best practices of timely responses to emails and communications received to the BOD email address. It was decided to go back to the system where Tiffany will monitor incoming messages and either respond or task another person to respond.

- Clubhouse apartment tub insert project.
 - Quote received from Centennial for \$9,000 and \$6900 from Halls Handyman and the window blocking is included in the quote. Motion made by Ben Browning to engage Halls Handyman to complete the clubhouse tub project for a quoted \$6,900 and seconded by Mike Neal. All in Favor, None opposed, Motion Passed.

Property Manager Report

- Will get keys for the new locks made and distributed to certain Board members.
- One bid for \$6,200 for replacing the railroad ties around the playground was received. Waiting on additional bids. More information will be presented at a future meeting.
- Bids are being received for tuckpointing the pillars along 146 and Oak Ridge.

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- The Treasurer provided the January monthly financial report to the Board for their review on 2/19 via email.
- Motion made by Jeff Yardley to Approve the October Financials as presented by the treasurer, Seconded by Mike Neal, All in Favor and None opposed - Motion Passed.
- Motion was made by Mike Neal to Approve the January Financials as presented by the treasurer, Seconded by Jeff Yardley, All in Favor and None opposed - Motion Passed.
- '26-27 Budget update:
 - After report from a mason that significant degradation was observed during a brief inspection, Tuckpointing was included in the budget.
- Steve Castle made a motion to raise the 2026 annual assessment to \$620 per lot, Dennis Ressler seconded, All were in Favor, and None opposed.
- Mike Neal made a motion to approve the 26-27 Budget as presented by the Treasurer, Seconded by Ashley Fritts, all are in Favor, and none opposed.



Secretary – Ben Browning

- Motion made by Ben Browning to approve January Meeting Minutes emailed to the Board on 2/22, seconded by Mike Neal, All in Favor, None opposed.
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Director, Social Events – Ashley Fritts

- Santa booked
 - Starting to book vendors for the Splash Bash, contract for KidZone signed by Steve and deposit paid, will have 3-4 food trucks available again without free dessert truck (this will not only reduce costs but also eliminate the need for a check in table/volunteers to manage), live band vs DJ? Could either be in pool area?
 - Spring Garage Sale proposed date May 8th and 9th
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Director, Planning and Development - Karl Krukenberg

- Sent draft of Neighborhood Vibrancy Grant project completion report to the board for review prior to the meeting. Steve signed the document and the report will be submitted to the city.
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Director, Technology – Mike Neal

- CondoManager is unable to accommodate Mac Users, so Mike will use the HOA laptop.
 - The idea of a different website host, a website redesign, and an updated, refreshed logo was discussed. Nothing was officially decided but no board members objected.
 - Plan to begin shutting down systems that are not needed due to transfer of functionality to FrontSteps. Specifically court reservations, e-mail-to-website connection program, MailChimp, TheEventsCalendar, and WPForms.
 - Motion made by Mike Neal to keep access to the CondoManager documents at a cost of \$150 per month for up to 3 months, seconded by Tiffany Liss, All in Favor, None Opposed, Motion Passed.
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Director, Communications – Tiffany Liss

- Will take lead on producing an Annual Report again this year.
 - Working with Dennis to download important documents from CondoManager.
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Director, Common Grounds – Patrick Moyer

- Motion made by Jeff Yardley to accept the 3-year Brightview contract with the 1st year cost of \$56,457.98, 2nd year cost of \$59,280.88, and 3rd year cost of \$62,244.92. Seconded by Mike Neal, All in Favor, and None Opposed.
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Director, Lakes & Dams – Rich Overfield



- Received a quote from Brightview for \$85 to move some Riprap from tubes, where there is extra, to the inlet at common area near 1000 greyhound pass where there is bank erosion occurring.
- Received quotes for stocking 10,000 3-5" Bluegills spread across the upper and lower lakes and McNamara pond.
 - Jones Lake Management (Ohio): **\$16,559.00 at \$1.65 per-fish**
 - Hoosier Aquatic Care (local): **\$10,000 at \$1.00 per-fish**
 - Awaiting more quotes. Aquatic Control has quoted \$.95 in the past.
- Motion made by Ben Browning to allow Rich to choose, and Steve to sign, a contract with a company for up to \$10,000 to stock fish in the lakes. Seconded by Pat Moyer, All in Favor, None opposed, Motion Passed.
- Abandoned boat on the upper lake. No one has claimed it after social media posts. Discussion was had regarding what should be done with it. No consensus was reached but it was discussed that some Board members may move it up to the clubhouse to see if a more visible location helps someone claim it.
- Seawall at the tubes is bowing out and has come loose due to the weight of riprap placed by BrightView. Tammy will ask BrightView to repair the seawall.



- I have fulfilled my 3-year term on the HOA; I do not plan to seek reelection.

Vice President – Mike Neal

- Update on House Bill 1115 (Olthoff, J.) and House Bill 1152 (Lawson, E.) and their possible effect upon our HOA.

President – Steve Castle



- Steve Castle made a motion via email on 2/17 to accept the terms of a settlement with Mr. Dan Blankemeier with two items; 1) A one-time cash payment from American Family Insurance in the amount of \$6,500, and 2) A mutual release to be executed by both parties.
 - The Motion was seconded by Ben Browning and Mike Neal, Pat Moyer, Ashley Fritts, Jeff Yardley, Tiffany Liss, Dennis Ressler, Rich Overfield, and Karl Krukenberg voted in favor of the Motion. None were opposed, One Board member did not vote, therefore with 10 voting in favor out of an 11-member board, the Motion passed.

- Need to define a system to provide timely response to residents when they contact the Board and/or Ardsley.

Directors at Large:

- Ramp into the clubhouse has sunk and created a tripping hazard. Tammy will research records to determine who performed this work in the past and contact them to determine if the work is warranted.

Motion to Adjourn:

Motion to Adjourn made by Jeff Yardley



2nd – Mike Neal

All in Favor – All

All Opposed - none

Motion Carries: Yes No

Meeting adjourned at 9:29 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle