



Tuesday, January 27, 2026

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:

7 of 11 Board Members present

- A Quorum was present? YES

Name:	Title:	Present	Absent
Maureen Schriener	Outgoing Property Manager	x	
Tammy LaMartz	Incoming Property Manager for Ardsley Management	x	

Guest Business / Attendees:

Name:	Address:	Comment(s):
Brian		

Property Management Company Search and Discussion:

A contract for Property Management Services was signed with Ardsley Management on 12/31/25 and services began 1/1/26.



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 and Beth Sandford, Gary Duncan from Hamilton County, Karl Krukenberg, Steve Castle, and Ben Browning met at 12:30 on 11/19 at the Village Farms clubhouse. The situation and history of events was reviewed then Gary Duncan had several action items coming out of the meeting. Gary was to investigate and inquire whether or not the City of Westfield could be the sole petitioner on the application to have the drain accepted by Hamilton County Drainage Board and he was to find out if Mike and Beth add their names to the petition it obligates them in any way to being liable for any costs associated with improving or fixing the condition of the drain. 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.

- Motion made by Ben Browning by email on 12/17/25 to approve the November Financial Statements as presented by the Treasurer which were previously distributed to the entire board on 12/13. Tiffany, Mike, Ashley, Steve, and Rich voted in favor of the motion. Therefore, 6 out of 11 board members were in favor of the motion and the motion passed on 12/17/25.
- Motion made by Ben Browning by email on 1/4/2026 to approve the Minutes from the November Board Meeting. Mike Neal, Pat Moyer, Ashley Fritts, Rich Overfield, and Jeff Yardley voted in favor of the motion. Therefore, 6 out of 11 board members were in favor of the motion and the motion passed on 1/6/26.

New Business:

- Clubhouse apartment tub insert project.
 - Quote received from Centennial – sent to Dennis. >\$9,000. Checked with Lowe's and Menards. Additional quotes are being gathered.
- Discuss changing the clubhouse rental "closing time" to midnight. It is currently 1:00 AM.
 - Discussion resulted in leaving the time the same since there have been no problems.
- Discuss quotes from Pyle's pools to manage 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.
 - No decision was made and the discussion was tabled to next meeting.



Property Manager Reports

December – from Maureen Schriener

Complaints/Comments/Concerns

- 428 Adios Ct. – dock rules for lakes 1-23 (closed)
- 1105 E. Greyhound Pass – New homeowner information 1-12-26 (closed)
- 693 McNamara Ct. – fence installation 1-8 (closed)
- Streetlight out at McNamara Ct. and Oakridge Rd. Called Ermco 1-5. They will be out 1-8 to repair light (closed)
- 32 Greyhound Pass – fence installation 1-5 (closed)
- 428 Sapphire Dr. – concrete basketball court 12-29 (closed)
- 14 E. Laredo Way N. – replace fence 12-5 (closed)
- 416 Sapphire Dr. – question regarding roof material 12-3 (closed)
- 15112 Star Pride Ct. – van parked in backyard. They will get this moved 12-6 (closed)
- 70 E. Greyhound Pass – fence installation 11-18 (closed)
- 135 Amkey Way – addition to the house, and had a question regarding the setback. Resident asked to call the city of Westfield 11-13 (closed)
- 528 Sapphire Dr. – installation of a screened porch 11-15 (closed)
- 15250 Belle Forch Ct. – trees fallen in creek (Steve Castel) 9-25 & 10-2 (open)

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

- Maureen went to Lowe's to get a quote for a tub insert. 12-29 Re-bath through Lowe's will not give a quote because they consider the apartment a commercial building (open)
- Clubhouse upper level outside fan broke on 12-29. Maureen added to the Ermco list of things to fix on 12-31 (closed)
- Ermco fixed the lights in the swim team closet, apartment kitchen light, and replaced the light at Superstar and Oakridge 12-31 (closed)
- Maureen Schriener put up Christmas decorations 12-1 (closed)
- Scat Pest Control 12-2 (closed)
- Ermco repaired the light in the office and changed out light in upper clubhouse 12-1 (closed)
- Maureen Schriener cleaned the stove at the clubhouse 12-2 (closed)

Common Ground

- 3-year contract – Brightview, BAM, and Hittel for a quote. Received 11-28 (open)

Common Ground Recreation

- Maureen replaced the flag at the clubhouse 12-22 (closed)
- Ermco repaired the light at Adios and 146th (closed)
- Ermco repaired the light at Springmill and Greyhound Pass (closed)



- Tennis windscreens need to be taken down and stored in the lower level of the clubhouse (open)

Lakes & Dams

- Heartland Dredging – clubhouse and two coves at GHP, 9-11 and 9-25 (open)
- 1 or 3-year contract – Aquatic Control (received 11-14), Hoosier Aquatic (meeting 11-17 with Patrick and Rich Overfield), and ASAP Aquatic (received 11-17) open

Snack Shack & Pool

- Maureen contacted Sarah at Pyle's Pools to quote on snack shack 12-17 (open)

Other

- 5 Packets
- As of December 31st, 2025, we have three residents who have not paid their dues. A \$100 late-payment fee was sent on July 1, 2025. We have one bank-owned property. Certified letter sent 10-14 (open)

OPEN ITEMS

- Replace/repair and paint the common ground fence (2026/27). Received quote from Glidden 12-29-25, waiting for Bullseye Fence Co. quote 12-19 (open)
- Replace post lights at front parking lot (2026/27)
- Purchase one tennis bench (2026/27)

MISCELLANEOUS

- Clubhouse rental calendar, contracts, and clean sheets filed for the year 2025
- Regions Bank deposit slips filed for the year 2025
- Check – common ground trash, fix signs, dumpster, dog bags



January – from Tammy LaMartz

- Dennis has not seen invoices yet in Strongroom
- Duke account numbers have been sent to John at Ardsley
- Do we want to include a postage-paid return envelope in the annual meeting mailer? After discussion it was decided to continue providing a stamped envelope.
- Tammy requested a color change to the pool card and that was approved.
- Tammy tried to cancel the phone line with Metronet but was not able to because she was not on the account.
- Emails were sent out to residents yesterday, 1/26, with instructions on how to set up accounts in Frontsteps. Discussion was had on where that list came from and how up to date it is. Tammy will look into this and get back to us.

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- Motion was made by Mike Neal to Approve the December Financials as presented by the treasurer, Seconded by AC, All in Favor and None opposed - Motion Passed.
- Budget Discussion, final approval in February
 - Reviewed the Capital items in 26-27 budget:
 - 3rd Fence repair project
 - Bench for Tennis/Pickleball court
 - Projector screen – too expensive, defer to future or look at other options.
 - Repair and Tuckpointing of fence
 - Wifi-enabled locks (2) for \$2200.
 - HVAC room renovation for \$2200.
- The project to renovate the tub and shower in the clubhouse apartment tub was discussed and the board is in agreement to move forward but a second quote is still needed. Once a 2nd quote is received a motion can be made and voted on by the board.
- Motion to approve the quote options 1 and 3 for \$20,105 from Bullseye to replace fences around the pool under this year's budget was made by Ben Browning, seconded by Mike Neal, All in favor, none opposed – Motion Passed.
- The intent is to replace the remaining fence under the next budget, if approved.

Secretary – Ben Browning

- Nothing to Report

Director, Social Events – Ashley Fritts



- 2026 event calendar:
 - Kona Ice last day of school- May 22nd- 3-5 no clubhouse access needed
 - Fishing Tournament June 20th- 8am-11 am Lower Clubhouse
 - Splash Bash August 8th- 4-7 PM Both upper and lower unavailable due to parking but only upper bathrooms open
 - Santa at the Clubhouse- Dec 12th 3pm-5pm Upper Clubhouse used
- Other events are welcomed, such as an Easter Egg Hunt, Adult Only Pool Night, Halloween Party, or others if other volunteers want to plan and execute, but these events will not be managed by the Social Events chair this year and the Board is in agreement.
- Holiday Craft Fair- Small business Saturday Nov 28th
This event takes A LOT of time and effort to plan and execute. The board discussed options and the value it provides to the neighborhood. The board discussed and tabled the decision until Ashley was in attendance at a future meeting. Also would like to invite Lisa to attend a future meeting to answer some questions and discuss her vision for the event and what she would like her role to be.

Director, Planning and Development - Karl Krukenberg

- Working on final report for the Grant.

Director, Technology – Mike Neal

- Ardsley is overseeing data migration from Condo Manager to FrontSteps.

Director, Communications – Tiffany Liss

- Nothing to Report

Director, Common Grounds – Patrick Moyer

- Brightview provided options to reduce this year's proposal by approximately \$6,500 from the prior bid and about \$7,300 from the previous year. The services removed included not adding mulch to the playgrounds, not planting spring or fall flowers but only summer flowers, and not adding sand to the volleyball pit. Brightview suggested cutting the flowers due to spring being short so summer flowers are going in earlier. The summer flowers are also lasting longer into fall making it not as necessary to have fall flowers.
- These reductions in service were discussed and a few questions came up which are to be clarified by Pat and or Brightview prior to making a vote.

Director, Lakes & Dams – Rich Overfield

- Received lake treatment quotes for 2026
 - ASAP Aquatics:
 - 1 Year: \$50,900
 - Aquatic Control:



- 1 year: \$22,257
- 3 Year: \$66,771
- Hoosier Aquatics
 - 1 year: \$27,200
- My recommendation is to switch treatment vendors to Hoosier Aquatics at \$27,200
 - Hoosier Aquatics quote includes:
 - Submersed Weed and Algae Annual Agreement
\$ 23,150
 - Primrose Reduction
\$ 1,090
 - Phosphorus Reduction
\$ 500
 - Muck Reduction
\$ 2,460
 - Hoosier Aquatics will be out every week as opposed to every 2 weeks with other vendors
 - Hoosier Aquatics will be doing additional types of treatment than our current vendor (primrose, muck reduction, phosphorus reductions)
 - Hoosier Aquatics have a wider service window (April to August)
 - Cost is close to our current contract at renewal
 - Vendor is local, making it easy for them to get to the lakes and do periodic inspections
- Motion made by Ben Browning to approve the Hoosier Aquatics quote for \$27,200 which includes the Primrose, Phosphorus, and Muck Reduction options, seconded by Mike Neal, All in favor, None opposed, Motion Passed.
- For 2026: A small amount of Riprap needs to be added at the inlet culvert at 1000 greyhound pass – need to get a quote from BrightView (could probably just relocate the excessive amount of riprap from the tubes).
- Abandoned boat on the upper lake. No one has claimed it after social media posts.
- We need to stock bluegills in all lakes and I recommend doing it in 2026. I get quotes from multiple vendors for the fish.

Vice President – Mike Neal

- House Bill 1152 changing HOA-related laws. Mike will track to inform the board what changes might be coming that affect Village Farms.

President – Steve Castle

- Update on performance of our attorney.

Directors at Large:

- Nothing to report.



Motion to Adjourn:

Motion to Adjourn made by Mike Neal

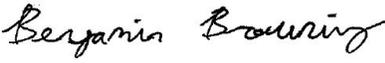
2nd – Alfredo Crespo

All in Favor – All

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 9:36 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle