



Tuesday, July 15, 2025

Call to Order: 7:02 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:

9 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):
Mike Purcell	Non-resident	HOA President from Harmony - attending to observe and learn
Doug Niccum	476 Sapphire	Adding a garage to his property, curious about any HOA requirements or restrictions
Cheryl & Doug Evans	834 E Greyhound	Small cove next to their lot has a lot of algae and or bacteria growth



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.

Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns

- 201 W. Greyhound Pass – refrigerator in yard 7-7 (open)
- 14921 Adios Pass – trash and items in the back yard that need to be removed 7-7 (open)
 - Inquiry from Tiffany about this house being an issue in the past.
- 834 E. Greyhound Pass – algae in middle lake 4-7 (open)
- 476 Sapphire Dr. – expand garage 7-1 (closed)
- 415 Adios Ct. – algae in lake 6-27 (closed)
- 14825 Senator Way – emailed the board regarding court reservations 6-27 (closed)
- 1132 Greyhound Pass – questions about when Brightview will mulch the entranceway 6-26 (closed)
- 14812 Sulky Way – fall garage sale question 6-24 (closed)
- 254 E. Senator Way – drainage question 6-24 (closed)
- 433 Sapphire Dr. – mailbox replacement 6-19 (closed)
- 14909 Trotter Ct. – replace patio 6-19 (closed)
- 15120 Romalong – fence installation 6-18 (closed)
- 128 E. Senator Way – fence repair 6-10 (open)
- 1132 Greyhound Pass – dead plant in entranceway bed. Brightview will look at the replacement 4-30 (fall/open)
- 15009 Shoreway E. - Pulte Homes – clean up along fence line/tree down 4-11(closed)
- 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)
- 14941 Adios Pass – tree limb in lake 12-5 (closed)
- 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

- Replaced flagpole key (missing) 7-1. Changed flag 7-8 (closed)
- Picked up trash in the common area 7-8 (closed)
- Picked up trash around the dumpster 7-8 (closed)
- Replaced dog bags 7-8 (closed)

Common Ground

- Called Bullseye fence for quote, no bid, only new fence, no repair, called Blue Bird, no bid 6-11 (closed)
- Met with Glidden to quote common ground fence and trash fence 5-28 & 6-18 (open)
- Met with BAM at 1000 Greyhound Pass to quote phase II 6-17, 7-7
- 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 (open)

Common Ground Recreation

- You must accompany your guest when using the courts, pool, and pounds (open)

Lakes & Dams

- Wildlife Solutions LLC – LM 7-2 Quote for beaver at Middle Lake
- DNR will not trap beavers, recommendation to hire a trapper 6-18 (open). Wildlife Solutions came out on 7-2 (open)
- Called AQ to make sure the aerator was fixed 6-4 (closed)
- Meeting with Rich Overfield and Brightview regarding boat ramp and seawall for budget (open). Received quote from Brightview for the boat ramp 4-19 (open)

Snack Shack & Pool

- Chairs that need replacement – 1 lounge and five chairs
- The Village Farms swim team finished for the season, 6-25

Other

- As of July 7, 2025, we have three residents who have not paid their dues. 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.

OPEN ITEMS

- 2025 - Paint and repair the common ground fence, fall 2025



- Richard Overfield – stone at the seawall, meet with Brightview (closed)
- Order chemicals for algae from AQ 7-8 (open)
- Trim river birch trees at the tube (Brightview) 6-27 (open)
- Remove the mulberry tree at the clubhouse lake 6-27 (open)

New Business:

- none
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BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- May Financial Statement presented
- Motion made by Jeff Yardley to approve the May Financial Statement as presented by the Treasurer and seconded by Mike Neal.
 - All in Favor
 - None Opposed
 - Motion passed
- June Financial Statement presented
- Motion made by Mike Neal to approve the June Financial Statement as presented by the Treasurer and seconded by Tiffany Liss
 - All in Favor
 - None Opposed
 - Motion passed
- Statements of expenses vs budget were provided to each area director.
- New policy of differentiating capital expenditures vs maintenance or repair was presented to the board. Capital expenses must be at least \$1,000, have a useful life of greater than 12 months, and not be considered maintenance or repair of an existing or previously purchased capital asset.
- Motion made by Pat Moyer to approve the Capital Expenditures vs Maintenance or Repair expenses as presented by the Treasurer and seconded by Tiffany Liss.
 - All in Favor
 - None Opposed
 - Motion passed

Secretary – Ben Browning

- Motion made by Ben Browning via email on 6/23 to approve the Minutes from the June 17th 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
- Jeff
- Mike
- Ashley
- Karl
- Steve
- Discussion was held regarding maintaining a master list of all Contracts with vendors and Subscriptions for services and having that master list visible to all board members. Outcome of discussion was that the Property Manager should own responsibility for the list. All area Directors and board members should have viewing access to the list. No Area Director should enter into a contract or subscription for any service for any amount without involving the Property Manager and getting approval from the board.
- The contract for lakes maintenance with Aquatic Controls and landscaping contract with Brightview is ending this year. The Property Manager and Area Directors are requesting quotes from qualified vendors in preparation for review and selection.

Director, Planning and Development - Karl Krukenberg

- The application for the second round of Neighborhood Vibrancy Grant funding was submitted before the deadline and the City has communicated that a decision is to be made by August 1st.

Director, Technology – Mike Neal

- Working on finding out all the different items that might be connected to previous Tech directors credit cards or bank accounts. I believe I have a handle on most of it at this point.
- Pool Speakers question related to sound level.
- Working with Technology Steering Committee on reviewing our current systems, our needs, and our future. Currently setting regular meeting schedule as well as contacting HOA software companies for review of their products – in order to compare to current system. Will put minutes documents in SharePoint for all of the committee to edit and contribute. (Presented in Dennis' presentation).

Director, Communications – Tiffany Liss

- Annual Report Update (Metrics-to-date)
 - **Email:** 2025 Village Farms Annual Report - Resident Notification
 - Sent: Thursday, June 26, 2025, at 12:15 PM
 - 1,076 VF Recipients
 - 1,075 Delivered
 - 1 – soft bounce
 - Total Opens: 742



- 326 Opened (30.3%)
 - Total Clicks: 219
 - 135 Clicked (12.6%)
- Adult night at the pool will not be scheduled for the 2025 pool season. Intend to discuss holding this event during the 2026 pool season.
- Board agreed for Tiffany and Ashley to create survey questions regarding interest in continuing the social events typically held each year as well as questions pertaining to possible new or different events to incorporate into the social events schedule. Questions will be provided to the entire board for review before sending to the neighborhood.
- Including the purchase and installation of an ADA pool lift in the 2026 Budget was discussed. The Property Manager informed the board that it has been confirmed with the state that at the time the VF pool was built there was not an ADA requirement to install a lift and therefore one is not required. As of now the PM has not received a request or complaint from any resident or non-resident regarding the absence of a lift. Concerns of the cost of purchase and install, the lack of use, cost of maintenance, and the tendency for lifts to sit unused, deteriorating due to sun and rain exposure, were all mentioned in the discussions as reasons why the Board would be hesitant to budget for this.

Director, Social Events – Ashley Fritts

- Absent – provided the following update for the Board.
- Splash Bash on August 2nd 4pm-7pm. Everything is booked and ready to go. No volunteers are needed. Will have red poker chips to hand out as people sign in for their free Moo and Lou dessert. This will also give us a way to assess the number of attendees. The band will play 4:30-6:30 with duck race at 6:45.

Director, Common Grounds – Patrick Moyer

- Construction on the fence at 1000 E Greyhound has been delayed but could start any day and will be completed as soon as they are able to work on the project.
- A quote from BAM for the grant fence repair project has been received. All quotes have been received, and they are being reviewed. A recommendation of which vendor to choose will be presented to the board in the future.

Director, Lakes & Dams – Rich Overfield

- Pond Aerator replaced at McNamara Pond by AC (however the aerator keeps floating to the surface). AC will be contacted to fix.
- Riprap and stone were installed/completed by BrightView at the club house and at the tubes/bridge on greyhound pass
- Removed tree from the water at cove by the club house
- Procured 100 LBs of algaecide to spot treat the coves as the algae accumulates
- Received (2) reports from residents about the water quality of the coves on the lower lake
- Wildlife Solutions is attempting to target the beaver/s on the middle and upper lake



Vice President – Mike Neal

- No VP Report

President – Steve Castle

- Nothing to report

Directors at Large:

- Nothing to report

New Business (including BOD Discussion of guest topics)

- none

Motion to Adjourn:

Motion to Adjourn made by Rich Overfield.

2nd – Mike Neal

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 8:50 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle