



Tuesday, June 23, 2026

Call to Order: 7:02 PM

Member Roll Call:

Name:	Present	Absent
Steve Castle	x	
Mike Neal	x	
Dennis Ressler	x	
Ben Browning	x	
Patrick Moyer	x	
Neil Schneider	x	
Jackie Berthiaume	x	
Ken Lipetz	x	
Tiffany Liss	x	
Bob Horkay		x
Alfredo Crespo (AC)	x	

Roll Call Results:

10 of 11 Board Members present

- A Quorum was present? YES

Name:	Title:	Present	Absent
Tammy LaMartz	Property Manager from Ardsley Management	x	

Guest Business / Attendees:

Name:	Address:	Comment(s):
Fritz Mueller	35 E Greyhound Pass	Wanted to know why we need to hire a property management company and why the Board can't do everything themselves, "in-house". Wanted to know why we are working with a management company.
Jeff Toler	47 E Greyhound Pass	Suggested charging \$500 for rentals of the clubhouse. Stated that the furnace is not a 90% efficient furnace. Said he talked to a dozen and a half people in neighborhoods affected by Ardsley and they all said Ardsley is no good. Did not have any questions for the board but had a lot of opinions to say.



Property Manager Report

- Emergency lights in the clubhouse that the Fire department identified in the inspection as not functioning have been fixed by an electrician and the fire department has been notified they are fixed.
- Ryan Fire protection is coming July 20th to inspect and service, if necessary, the fire extinguishers in the clubhouse.
- Appel was on site today, July 23rd and inspected all HVAC units because the apartment tenants reported hearing a loud noise from one of the units last night.
- Spring Mill and Greyhound lights have been fixed by Ermco.
- Lifeguard signs have been replaced.
- Kiddy pool pump was replaced by Pyle's pools.
- Jackie collects mail from the PO Box twice a week.
- Tammy collects mail here at the clubhouse twice a week.
- Jackie would like to collect mail from PO Box through the end of June then hand this duty back to Ardsley.
- Jackie keeps the checks received in the mail and deposits them in the Regions Bank account. Jackie will begin handing these checks over to Tammy at Ardsley who will deposit them to the Regions Bank account.
- Clubhouse locks re-key initiative:
 - Halls Handyman says his locksmith cannot re-key the locks in the clubhouse.
 - ICCS quoted \$1500 to rekey 10 locks in total in the clubhouse.
 - Tammy is meeting Tinder Lock on Thursday to walk through the clubhouse for them to provide a quote.
- Repair concrete ramp at main Upper Level clubhouse entrance initiative:
 - Jayco - \$500 bid to grind concrete, \$1,240 to jack up the slab and fill under.
 - Pro concrete - \$1100 to mud jack
 - A-1 concrete leveling - \$1,050 to mud jack
 - Maddingly Concrete - estimated between \$3500 and \$4500 to mud jack.
- Ardsley has spoken with Frontsteps and confirmed the court Reservation system settings can be set so either every reservation has to be approved or none require approval and are automatically approved.
- Tammy to follow up and ask Frontsteps if there is an option to turn on so a person can cancel a pickleball reservation that has been made.
- Tammy to ask for a bid to have someone put up the windscreens on the fence of the tennis court.
- Ken made a motion that if the windscreen quote is less than \$250 she is approved to have them do it. Seconded by Tiffany, All in favor. None opposed. Motion passed.
- AC arrived to the meeting at this point in the meeting.
- Ermco quoted \$1100 to either reset or replace the timing system on the pickleball / tennis court. Tammy was not sure of the scope so will get back with them to clarify.



- Ken made a motion to hire the playground inspector for \$345 to inspect the playgrounds and provide a report. Seconded by AC, All in Favor, None opposed. Motion Passed.
- McNamara Ct and Oak Ridge fence – quotes are being gathered by Tammy.
- Tammy will follow up with Appel and Earl Russel in Zionsville to get additional opinions on what options are available to further enclose and/or insulate the HVAC closet in the large upper room of the clubhouse.
- Tuck pointing – Tammy will follow back up with companies she talked to previously to get them back out to provide more information on what should be done on each of the monuments.
- Tammy will gather quotes to get the new fences painted and will bring prices back to the next board meeting.

Ken asked about clubhouse rental deposits. Jackie explained that she has received about 10 rental contracts with checks. Discussion was had and all checks and contracts were given back to Tammy for Ardsley to process and provide funds back to homeowners.

Ken mentioned that about a third of the pool deck lounge chairs were not pressure washed prior to opening day at the pool and still have mildew on them.

Old Business:

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

See previous meeting minutes for additional history.

No Updates since last meeting although Mr. Sanford did reach out to the County Surveyor asking for an update.

Lease of rental at 733 Greyhound Pass in violation of Bylaws – Steve will contact the HOA's attorney Jon Becker to draft a letter to send to the owner of the home to ensure he is aware of the HOA covenant restrictions on rental properties.

New Business:

- Residents have been calling the HOA's property manager phone line that rings to the office in the lower level of the clubhouse. Ben offered to try and set up an auto- forward on this phone line to forward all incoming calls to the Ardsley answering service line.
- There is an RV Camper that has been parked for an extended period of time in the driveway at 15229 Citation. This property has been rented for approximately 5 years, but by several different tenants. Steve will talk to the tenant and make him aware of the covenants.
- Dennis and Steve had a phone conversation with John Graham because John thought we had terminated his contract with Village Farms. John explained that he found out someone on our



board had talked to Tammy and said we were leaving Ardsley. Then they went to the CAI convention and someone there mentioned VF is interviewing other companies. One company alluded that they were going to go with them. John thought that meant we had already signed with them. John was a professional. He said he knew it was going to be difficult to take on Village Farms because we have been self-managed. He said he understands we need to leave and switch management companies. John was supportive of this move and said he wanted us to leave. John committed to continuing to work with us as long as we needed him and said he would do everything they could to make the transition to a new company as smooth as possible. He just asked that we keep him posted. After last month's meeting Jeff Toler, a Village Farms resident who had been rude and argumentative during the meeting followed Tammy out to her car after the meeting and talked with her for about 20 minutes in the parking lot. Tammy felt very uncomfortable during this time. Tammy felt that she was put in a no-win situation. Tammy wants to move on from Village Farms and no longer act as the property manager for this neighborhood.

- Have received 4 out of 5 responses from the new management companies.

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- The April monthly financials were presented to the board.
- There are liens on 2 properties related to last year's annual assessment.
- The ability to accept credit cards seems to have increased sales quantities.
- Pat Moyer made a motion to approve April financials, seconded by Ken Lipetz, All in Favor, None opposed. Motion passed.

Secretary – Ben Browning

- Motion made by Ben Browning to approve the Meeting Minutes from the May Board of Directors Meeting as presented to the Board by email on 6/18/26, seconded by Ken Lipetz. All were in Favor. None opposed. Motion Passed.

Director, Social Events – Position Currently Vacant

- Fishing Tournament- June 20th – Excellent attendance. Ashley did an amazing job as she did for all of the events she organized!
- Splash Bash August 8th. Steve will reach out to Caitlyn Huduba for an update on how planning for the splash bash is going.



Director, Planning and Development - Ken Lipetz

- The \$10,000 check was received from the City of Westfield from the Neighborhood Vibrancy Grant to replace fencing around the clubhouse and pool area.
- Pavement resurfacing on neighborhood streets has begun.
- Ken has a meeting scheduled with the city to discuss the condition of the curb and gutters along Adios and to discuss the difficulty of pulling out of the neighborhood onto major adjacent streets during times when traffic is heavy.

Director, Technology – Mike Neal

- New Logo and new website are under development.
- Had trouble activating emails for Neil and Bob, but that has been resolved, and they will get instructions this week on how to get into their board email accounts. Ken and Jackie have access to their accounts.

Director, Communications – Tiffany Liss

- Making progress on the 2026 Annual Report but waiting on final annual financials.
- A draft of the new Village Farms website was presented to the Board and no board members expressed any concerns over the design.
- Village Farms updated logos were presented to the board.
- Ken Lipetz made a motion to approve the new logos presented by Tiffany Liss, seconded by Pat Moyer, All in favor, none opposed. Motion Passed.



- Registering for Copyrights and Trademarks of the new Village Farms logo and website was discussed. Board agreed a state registration, which is a small cost, would probably be sufficient for our needs and a federal registration would likely not be necessary for the expense. Tiffany will complete more research, check with Jon Becker to get his advice, and report back at the



next meeting. The new logos will not be used until a final decision is made on whether or not to trademark them.

- Tiffany got a quote of 10 signs for \$200 from Fast Signs for signs that say “HOA Meeting This Tuesday at 7 PM” that could be put up around the neighborhood a few days before the meeting. Tiffany volunteered to put out and pick up signs prior to and after meetings. After discussion it was decided to look for other places or options to purchase them because there are some available on Amazon that are more affordable and would accomplish the same thing. The board did agree it was worth a try to put out signs to see if it will improve guest attendance at meetings.
- Tiffany will produce a brand identity guideline document explaining how to use the new logos.

Director, Common Grounds – Patrick Moyer

- Pat reported that he is very happy with the work Brightview has been doing and the attentiveness they have shown the neighborhood spaces. He feels that everything is looking very nice.
- Homeowners that own property along an HOA-owned fence should be made aware that their trees and foliage needs to be trimmed to provide a better appearance and in some cases to help prevent structural damage to the fence. A list of homeowners who should receive an email or a letter needs to be developed.
- A marked electric line was hit by the fence contractor when the left post for the gate to the dumpster was being drilled. Kirsten, the resident police officer, reported back that the line was repaired the next day and that it was the service line to the parking lot lights. They were only non-functional for one night.

Director, Lakes & Dams – vacant position

- No report.

Vice President – Mike Neal

- No report.

President – Steve Castle

- Nothing to Report.

Directors at Large:

- AC notified the board this meeting will be his last Board meeting and is resigning his seat on the Board at the end of this meeting.

Motion to Adjourn:



Motion to Adjourn made by Mike Neal

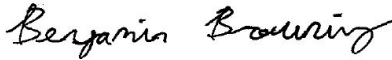
2nd – Ken Lipetz

All in Favor – All

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 9:42 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle