



Tuesday, June 17, 2025

Call to Order: 7:00 PM

Guest Business / Attendees:

Name:	Address:	Comment(s):
Mike Hoff	15011 Oak Ridge Rd	Observing the meeting

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	Property Manager	X	



Old Business:

The petition to Hamilton County Drainage Board to accept ownership of the SSD at 14933 Admiral Way. - Michael Sanford emailed the board on 6/9 asking for the HOA to agree to ownership. Board discussed how it was possible that Mr. Sanford did not understand the previous communications from the board in-person at the meeting, as well as written, which stated there is no possible way the HOA has any involvement, ownership, or ever has had any ownership or involvement with any drains or infrastructure of any kind throughout the neighborhood that are not on property owned by the HOA.

Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns

- 128 E. Senator Way – fence repair 6-10 (open)
- 14601 Adios Pass – kids blocking the spillway with rocks and sticks 6-10 (closed)
- 1132 Greyhound Pass – question regarding when the entranceway mulch will be completed 6-5 (closed)
- 14745 Laredo Ct. – fence installation 6-5 (closed)
- 14832 Sulky Way – drain question referred to Hamilton Co 6-1 (closed)
- 545 Fox Lane – question regarding courts 5-31 (closed)
- 15001 Senator Way – fence installation 5-30 (closed)
- Residents will be parking at the clubhouse for street resurfacing. May 2025
- 14839 Sulky Way – fence installation 5-15 (closed)
- 1105 E. Greyhound Pass – long grass, contacted the city of Westfield 4-29 (closed)
- 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 (open)
- Amkey Ct. – 5 letters sent regarding trash bins left out 3-10 (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 (open)
- 14941 Adios Pass – tree limb in lake 12-5 (spring/open)
- AT&T cell tower at 146th and Oak Ridge - Trees were replaced around tower 9-22 - The tower is being replaced - 4-29 (open)

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

- Westfield Fire Department came out and did a clubhouse and pool inspection. No violations 6-2 (closed)
- Scat Pest Control provided treatment 6-4 (closed)



Common Ground

- Called Bullseye fence for quote, no bid because they only do new fence, no repair, called Blue Bird for quote 6-11 (Open) 6-11
 - Met with Glidden to quote common ground fence and trash fence 5-28 (open)
 - Met with Ermco to fix front parking lot lights 5-28 (closed)
 - Brightview will kill the weeds at 1000 Greyhound Pass 5-15 (closed)
 - Brightview will clean the fence line around the pool 5-15 (closed)
 - Two fence quotes for 1000 Greyhound Pass 10-16. Met 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 June 16-20 (open)

Common Ground Recreation

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

Lakes & Dams

- The survey at Greyhound Pass was approved to move forward at the March 2025 meeting. Miller Survey 4-9 (closed)
- Meeting w/Rich Overfield and Brightview regarding boat ramp and riprap for budget 1-14 (open). Received quote from Brightview for the boat ramp 4-19 (open)
- Meeting with Rich and Jacob from Hamilton Co. Soil and Water to see what we could do about lake erosion, 12-5 (closed)

Snack Shack & Pool

- Resident complaint 6-5 did not feel welcome at the pool on a rainy day. Lifeguards could not see the bottom of the pool, so they asked the residents to get out of the water. I responded to the complaint and forwarded it to Pyles' pool (Lindsey).
- Hamilton County Health Department came out and did a pool and snack shack inspection. No violations 6-2 (close)
- Village Farms swim team participants are all in good standing with the HOA 6-3 (closed)
- Village Farms swim team insurance policy is on file at the office 6-3 (closed)
- All pool cards have been entered into Condo Manager 5-31 (closed)
- Ben Browning and Mike Neal installed the new speakers at pool 5-22 (closed)
- Inventory of pool furniture
 - Chairs – 51
 - Loungers – 90
 - Tables – 14
 - Chairs that need re-strapping or replacement – 1 lounge and 5 chairs

Other



- 2 new resident packets delivered
- As of 6-17-25, eight residents have not paid their HOA fees for this year. 2 residents are on a payment plan and 1 lot is bank owned and correspondence has been received that the payment will be made.
- Five residents have been notified that if they do not pay by July 1st they will be assessed a \$100 late fee.

OPEN ITEMS

- 2025 - Paint and repair the common ground fence, to be completed fall 2025
- Stone at the seawall – Adios Pass completed, Greyhound Pass to be done soon.
- Pat Moyer – fence at 1000 E Greyhound Pass, June 2025 - work beginning this week
- Apartment tub insert replacement 2025 – to be completed later this year
- A new J-box was installed by Ermco for the aerator at McNamara Pond.

New Business:

- none
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BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- Absent – no report
- Monthly financials will be presented and approved at the next Board Meeting.

Secretary – Ben Browning

- Motion made by Ben Browning via email on 5/27 to approve the Minutes from the May 20th Board Meeting as presented by the Secretary. A majority of Board Members (8 of 11) voted in favor of the motion, therefore the motion passed. The following Directors voted in favor of this motion:
 - Tiffany Liss
 - Jeff Yardley
 - Mike Neal
 - Rich Overfield
 - Pat Moyer
 - Dennis Ressler
 - Steve Castle

Director, Planning and Development - Karl Krukenberg



- Work on the application for the second round of Neighborhood Vibrancy Grant funding is continuing and will be submitted before the deadline.
- An explanation was provided to the new board members of the history of the Hamilton County Regulated drains in Village Farms and the issue that Michael Sanford and his neighbors have faced regarding getting Hamilton County to acknowledge ownership of a drain near the street in front of their house which their sump pumps are plumbed into. Discussion from previous meetings was recapped and continued but the Board did not identify any additional avenues to help the residents since the HOA has never had in the past and does not currently have any ownership of any property or drains nor any obligation to accept any responsibility for this drain.

Director, Technology – Mike Neal

- The Microsoft license fee has been paid and ownership has been transferred to the new Director of Technology.
- Clubhouse and Pool reservation inquiry forms and complaint/submit an inquiry to the Property Manager functionality on the website was not working because the license for the software system had expired. Discussion was held regarding whether to renew the license for approximately \$100 a year or to use a different platform such as Google Forms. Since the hope is to have the new software platform include this functionality, it was agreed to continue using the previous system for now.
- The next meeting of the HOA Accounting and communications software committee is scheduled for June 27
- Attended a demonstration of the new version of the CondoManager software and was not impressed because it did not include all functionality that is needed from new software.

Director, Communications – Tiffany Liss

- The Annual Report has been reviewed by Board members and is approved for release to residents.

Director, Social Events – Ashley Fritts

- Fishing Tournament reports- 52 attendees, total cost \$585.34, which is under budget.
- Checks needed to reserve vendors for splash bash - Fabulously Fun for Airbrush tattoos 810 and Jake Towe 2,000. Maureen instructed Ashley to submit a check request, and the accountant will issue the check.
- Adults Only Pool Night proposed for July 16th, 6-10, managed by Tiffany
 - The board discussed this event, the concerns around it, and potential liability associated with it and decided to continue discussion and reach a final decision at the next board meeting.

Director, Common Grounds – Patrick Moyer

- Construction on the fence at 1000 E Greyhound should begin this week.



- Quotes to repair fences throughout the neighborhood are being gathered from contractors which will be used in preparing the application packet for the upcoming round of Neighborhood Vibrancy Grants from the City of Westfield.

Director, Lakes & Dams – Rich Overfield

- Absent – no report.

Vice President – Mike Neal

- The Westfield City Council is considering an ordinance to allow Golf Carts on Trails along roadways, Midland Trace, the Monon, and others. One proposition is to allow them on the Monon only North of SR 32. It was discussed whether the board should submit an opinion to the council. The Board decided information will be included in the July newsletter informing residents of the upcoming vote and who to contact if they want to express an opinion for or against the proposed ordinance vote.

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 Mike Neal.



2nd – Jeff Yardley

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 7:57 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle