



**Tuesday, March 18, 2025**

**Call to Order: 7:01 PM**

**Guest Business / Attendees:**

- Reading Statement of Expectations
- Greeting of Guests & Recording information/comments

| Name:            | Address:          | Comment(s):                  |
|------------------|-------------------|------------------------------|
| Mary Blankemeier | 558 Fox Ln        |                              |
| Mike Sandford    | 14933 Admiral Way | SSD in front of his property |

**Member Roll Call:**

| Name:             | Title:                           | Present | Absent |
|-------------------|----------------------------------|---------|--------|
| Steve Castle      | President                        | X       |        |
| Westin Pigott     | Vice President                   |         | X      |
| Dennis Ressler    | Treasurer                        |         | X      |
| Ben Browning      | Secretary                        | X       |        |
| Patrick Moyer     | Director, Common Grounds         | X       |        |
| Karl Krukenberg   | Director, Planning & Development |         | X      |
| Maggie Cordaro    | Director, Social Events          | X       |        |
| Matt LaPaglia     | Director, Technology             | X       |        |
| Richard Overfield | Director, Lakes and Dams         | X       |        |
| Tiffany Liss      | Director, Communications         | X       |        |
| Emily Baker       | Director At-Large                | X       |        |
| Jeffrey Yardley   | Director At-Large                |         | X      |
| Michael Kuehl     | Director At-Large                |         | X      |

**\* attended virtually**

**Roll Call Results:**

8 of 13 Board Members present



- A Quorum was present? Yes

| Name:            | Title:           | Present | Absent |
|------------------|------------------|---------|--------|
| Maureen Schriner | Property Manager | X       |        |

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### **Old Business:**

#### **Property Manager Report - Maureen Schriner**

##### **Complaints/Comments/Concerns**

- 16 W. Greyhound Pass – question regarding camper parking 7-12 (close)
- 1105 Greyhound Pass – concerned call regarding property 2-10 (close)
- 14941 Admiral Way N. – replacement of a deck 2-7 (close)
- Snowplow damage on Pacer Ct. – Please call the city of Westfield 2-3 (close)
- 219 Admiral Way – truck parked in driveway and two tiers 1-29 (close)
- 1132 Greyhound Pass – rock moved at neighborhood entrance 1-30 (close)
- 103 Admiral Way – installing fence 1-24 (close)
- 14910 Amkey Ct. – long-term rental 1-22 (close)
- 14838 Victory Ct. – solar panels installation 1-21 (close)
- 415 Adios Ct. – replace siding 1-21 (close)
- 522 Worth Ct. – bus parked on street without plate or tags 1-15 (close)
- 1125 E. Greyhound Pass – yard maintenance (leaves) 12-5, 12-17 (lm) (open/spring)
- 553 Fox Ct. – Tree limb in lake 11-21 (spring/open)
- 14941 Adios Pass – tree limb in lake 12-5 (spring/open)
- 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 (open)

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

- Brightview came out and cleared snow from dumpster 1-16 (close)
- Two lights are out at the parking lot and replace four lights inside clubhouse Ermco 12-17, 1-5 (close). I fixed the light/fan at clubhouse (close)
- Spot cleaned carpet 2-5 (close)
- Ermco will give us a quote for electrical plugs at common ground 2-5 (open)
- Cleaned out kitchen cabinets 2-5 (close)
- Cleaned woman's bathroom window 2-5 (close)
- Apartment dishwasher was replaced by tenant 2-1 (close)



#### Common Ground

- Two fence quotes for 1000 Greyhound Pass 10-16. Meet w/Glidden Fence 11-22 and Bullseye 11-23 (open)

#### Common Ground Recreation

- Picked up trash in common area and refilled dog waste bags 1-6 (close)
- Purchased new trash can for common area by playset 1-14 (close)

#### Lakes & Dams

- Meeting with Kieron w/Brightview, Pat Moyer and Steve Castle regarding common ground on Greyhound Pass 2-14 (open)
- Received quote for survey on Greyhound Pass at lake. Approved to move forward Richard Overfield 2-10 (open)
- Meeting w/Rich Overfield and Brightview regarding boat ramp and riprap for budget 1-14 (open). Received riprap quote 2-5
- Meeting with Rich and Jacob with Hamilton Co. Soil and Water to see what we could do about lake erosion 12-5 (open)
- Private property signs will be installed spring 2025 (open)

#### Snack Shack & Pool

- The board voted to go with Pyle's Pools for 2025 on 1-21. Pool contract signed and emailed to Pyle's 2-14 (close)
- John Pyle will call in a specialist to look at paint/pool 6-10 & 9-4 (open)
- Replace light bulb in pump room 11-14 (close)
- The final inspection report was sent, and I am working with Pyle's to close out the last few items. (light bulb replacement, key for maintenance room, put away lane lines, clean chemical area (close)

#### Office Information – Welcome Packets

- 2 packets delivered

#### OPEN ITEMS

- 2025 - paint and repair common ground fence
- We have 1 resident who has not paid their dues as of 3-12-24 \$100 late payments have been sent out on June 28, 2024 (open)



- Richard Overfield – stone at Greyhound Pass and Adios Pass. Received quote from Brightview 2-5 (spring 2025)
- Pat Moyer – fence at 1000 Greyhound Pass (spring 2025)
- Emily Baker – tree in the lake. Will work on removing the tree in spring 2025
- Another tree across is in the lake in the same area Adios Pass side. Spring 2025
- Replace light timer at courts. Received quote (open)
- Apartment tub insert replacement (open)

#### **New Business:**

- none
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#### **BOARD MEMBER REPORTS:**

##### **Treasurer – Dennis Ressler**

- Absent – no report. February and March financials will be presented for approval at the April meeting.
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##### **Secretary – Ben Browning**

- Motion made via email by Ben Browning on February 25, 2025, to approve the Board meeting minutes from the February meeting as presented by the Secretary.

The following board members voted in favor of the motion:

1. Steve Castle
  2. Westin Pigott
  3. Rich Overfield
  4. Maggie Cordaro
  5. Tiffany Liss
  6. Jeff Yardley
- 7 Affirmative votes were cast out of the 13-member board; therefore the motion carries to approve the meeting minutes from the February meeting.
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##### **Director, Planning and Development - Karl Krukenberg**

- Michael Sandford of 14933 Admiral Way is working through the process to petition the Hamilton County Drainage Board to accept ownership of an SDD in front of his house which should serve his house and 2 or 3 other homes. Michael came to ensure the Board was aware and to ask that the Board, on behalf of the HOA, lend their support to the effort at the appropriate time, if possible.



- The Board discussed the petition process and finds some of the language in the petition forms to be problematic due to statements asserting that the petitioners own the asset and agree to make repairs to bring the condition of the infrastructure up to standard, which could imply financial liability of the existing drain, which is not true in the case of the HOA. The decision of how to lend support to the members of the HOA seeking it is tabled for future discussion if or when the time comes that the Board is asked again.
- Neighborhood Vibrancy Grant – application submitted February 28. Decision by the city expected on April 1
- 161st & Spring Mill is getting a roundabout beginning in the spring and will require a 90-day closure.
- East of Oak Ridge (not Greyhound Pass), Citation, Count Fleet, Stars Pride, Goodtime – captures the oldest and worst condition curbs in the neighborhood. Rest of the Western part of the neighborhood will be repaved in 2026.

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**Director, Technology – Matt LaPaglia**

- Matt Lapaglia has stated that he will be leaving the Board at the end of his term. Therefore, the Director of Technology position will be vacant at the April meeting.

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**Director, Communications – Tiffany Liss**

- The committee has heard presentations from several HOA software companies to learn about their platforms.
- Intuit owns both QuickBooks and MailChimp and the 2 programs “talk” to each other. Dennis will investigate and talk to a salesperson to learn about QuickBooks to confirm the program will meet the functionality needs of the HOA.

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**Director, Social Events – Maggie Cordaro**

- Easter Event
  - Sat, April 19 from 10-11 am
  - Easter bunny contract signed and deposit made
  - Sign Up Genius is full
- Last day of school-May 23
  - Reserved Kona Ice trunk for 4-5 pm
  - No cost to the HOA
- Future Events
  - Book vendors for next Director of Social Events
  - Discuss vendors/food

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**Director, Common Grounds – Patrick Moyer**

- Brightview caused some damage to lawn on private property adjacent to the common area. Pat will notify Brightview to fix the damage.



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**Director, Lakes & Dams – Rich Overfield**

- The Mcnamara pond bubbler / fountain is still not working and possibly needs repair. Maureen will contact the company who performs annual maintenance and ask them to prioritize their visit.
- Miller Surveying of Noblesville will be hired for an estimated \$1800 to conduct a property boundary survey to determine the property and Right-of-Way boundaries around the area where Greyhound Pass passes between the middle and lower lakes.

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**Vice President – Westin Pigott**

- Absent - no report

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**President – Steve Castle**

- Follow-up - Annual Report with information from each area Director and the Property Manager. Tiffany Liss, Director of Communications offered to assist with the creation of a template to be used to gather the information from various Directors. Steve is expecting a May/June completion of the report.
- Discussion - Implementing a written contract between the HOA and The Village Farms Property Manager, Maureen Schriener.
  - KSN Law has been contacted, and they are going to be providing language. We can expect to have a written contract in place for the start of the new fiscal year.

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**Directors at Large:**

- Nothing to report

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**New Business (including BOD Discussion of guest topics)**

- Discussion held regarding the SSD near 14933 Admiral Way. The board will wait to receive more information from the County and the City regarding their plans, and how the Board can best respond to the residents' request for help with the issue.

**Public Meeting adjourned at 7:55 and moved to closed session.**

Emily Baker, board member, left the meeting at this time. 7 board members remained in attendance at the meeting, constituting a quorum, allowing The Board to continue to conduct official business.

Discussion was held regarding an annual compensation increase to the value of the property manager services contract.



Motion made by Rich Overfield to increase the contract for Property Management services by 3.75%, bringing the total value of the contract to \$50,341.82 per 12-month period, beginning May 1<sup>st</sup>, 2025.

2<sup>nd</sup> – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

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**Motion to Adjourn:**

Motion to Adjourn made by Tiffany Liss

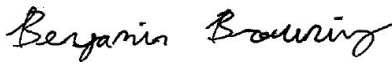

2<sup>nd</sup> – Patt Moyer

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 8:16 PM

|                     |   |                                  |
|---------------------|---|----------------------------------|
| Officer Signature   |   | Benjamin Browning<br>(Secretary) |
| President Signature |  | Steve Castle                     |