



Tuesday, March 24, 2026

Call to Order: 7:00 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
Tammy LaMartz	Property Manager from Ardsley Management	X	

**Guest Business / Attendees:**

Name:	Address:	Comment(s):
Neil Schneider		None

**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.



- Snack shack management:
  - Mike will research Point of Sale systems and either report back to the Board or choose an option if it is within his budget and below the spending threshold.
  - Ben agreed to purchase inventory prior to start of the season and monitor inventory levels then purchase more if necessary throughout the season, keeping in mind to manage levels so as to not have an excess of items at the end of the pool season.
  - Dennis and Mike will manage the collection of money at an interval that is appropriate.

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### **New Business:**

- Fines and Fee Schedule – prompted by new State legislation that was recently passed. - The law grants authority to the Board to approve the fee schedule. Discussion was held amongst the board and all agreed there is no need to rush the fee schedule to have it ready for approval at the Annual Meeting or even by July 1<sup>st</sup> when the state law takes effect. Consensus was to thoughtfully work on the fee schedule over time and likely have a schedule ready for approval at the 2027 Annual Meeting of the Members.
- Lease of rental at 733 Greyhound Pass - The Board recently learned this home is rented for a 6-month term although the Covenants state the term must be at least 12 months. The covenants also state the following:

**Any Owner found to be in violation of any portion of this covenant or the Declaration by a court of competent jurisdiction will be permanently banned from leasing or renting his property. This**

The Board discussed and determined the owner should be notified of the violation of the covenant, given an opportunity to rectify the situation, and also be notified that, per the Village Farms Covenants, a future lease of less than 12 months will result in a permanent ban from leasing or renting this property.
- Further discussion was held on a broader scale regarding rentals. It was suggested that if the Covenants are updated at some point in the future there is additional language that could be added regarding rentals that would help limit who can have ownership, such as 100% ownership by individuals, allow month-to-month leases after a 12 month term has been completed, cap the total rental timeframe to 5 years in a 10-year period, and other ideas. The intent is to limit any work-arounds investment companies may try to use, align restrictions with common rental practices, still provide the opportunity for an individual home owner to responsibly rent their home after a period of 5 years, but for the restrictions to encourage the majority of homes in the neighborhood be owned by individuals and have the owners live in them. No action will be taken at this time, but if Covenants are updated at some time in the future these items may be considered.



### **Property Manager Report**

- Will get keys for the new locks made and distributed to certain Board members.
- One bid for \$6,200 for replacing the railroad ties around the playground was received. Waiting on additional bids. More information will be presented at a future meeting.
- Working with Frontsteps to limit how many time slots can be reserved at once.
- Need to update the sign on the fence of the pickleball / tennis courts because it references the old reservation website.
- Apartment bathroom project is complete.
- Annual Meeting mailer went out in the mail today, 3/24.
- Acquiring quotes for trip hazard on the ramp at the front entrance of clubhouse caused by settled concrete.
- Need to replace the American flag on the flagpole. Replacement flags may be in storage at the Clubhouse, Tammy will check.
- Fence on 146<sup>th</sup> – called Glidden and waiting for a response. Tammy was instructed to push for a warranty replacement of these 2 posts because they should not have rotted and deteriorated that badly over only 6 years.
- Tammy will finalize contracts for fencing work around clubhouse common area and provide it to Steve for signature.
- Question was asked about the fence around the pool filters, near the lower playground, and whether it was included in either this year's fence quote or next year's. Need to check on this.

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### **BOARD MEMBER REPORTS:**

#### **Treasurer – Dennis Ressler**

- The Treasurer provided, via email, the February monthly financial reports to the Board on 3/17 for their review.
- Motion made by Mike Neal to Approve the February Financials as presented by the treasurer, Seconded by Jeff Yardley, All in Favor and None opposed - Motion Passed.
- Dennis shared that the HOA's attorney recommends having the budget approved by the HOA Members at the Annual Meeting. The Board agrees the 26-27 budget will be approved by the Members at the Annual Meeting.

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#### **Secretary – Ben Browning**

- Motion made by Ben Browning to approve the February Meeting Minutes emailed to the Board on 3/17 for their review, seconded by Jeff Yardley, All in Favor, None opposed. Motion Passed.
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**Director, Social Events – Ashley Fritts**

- Mah Jongg Night April 29th. Will send out info and SignUp Genius with April Newsletter. Price will be 400-1,000 depending on interest level. The plan is to have this be an adult only event to reach an underrepresented age group and accommodate high level teaching from Lucky Tiles.
- Will be stepping away from HOA after Father's Day weekend in June. Planning to still have Fishing Tournament and would love some board help with judging/measuring like last year.
- I have had some negative feedback about cancelling the Easter event, but when I asked, they were not willing to volunteer to lead/assist. I provided alternative options from Westfield and local churches.
- Tiffany will prepare a draft for review to be sent out to the neighborhood explaining that a Social Director is needed and if no one volunteers the Splash Bash will be cancelled. She will also post the message on Facebook.
- The Board discussed event management and will make a decision at the April meeting of whether or not the Splash Bash will proceed or if it will be cancelled for 2026.

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**Director, Planning and Development - Karl Krukenberg**

- An application for the Neighborhood Vibrancy Grant was submitted to the city on 3/16.

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**Director, Technology – Mike Neal**

- Mike asked about updating the website and Logo and no Board Members were opposed during discussion. Mike and Tiffany had researched options and recommend using Wix
- Dennis made a motion to use wix for website hosting at a cost of \$19.95 a month, Pat seconded, All in favor, None opposed. Motion passed.

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**Director, Communications – Tiffany Liss**

- Will work with Mike on logo and website.
- Will draft a message to the neighborhood regarding Social Events Director.

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**Director, Common Grounds – Patrick Moyer**

- Mike Neal made a motion to approve the quote from ICCS for \$7,805 to work on masonry at 28 locations on the fence pillars and entrance signs. Motion seconded by Pat Moyer, All in Favor, None Opposed. Motion Passed.

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

- Brightview confirmed they were far out of scope when placing riprap at the tube s and confirmed they will repair the seawall and relocate the riprap to the other commons areas, free of charge. I followed up on when this will occur.



- Received quotes for stocking 10,000 3-5" Bluegills spread across the upper and lower lakes and McNamara pond.
  - Jones Lake Management (Ohio): **\$16,559.00 at \$1.65 per-fish**
  - Hoosier Aquatic Care (local): **\$10,000 at \$1.00 per-fish**
  - Awaiting more quotes. Aquatic Control has quoted \$.95 in the past. I reached out
- A large piece of seawall fell in the middle lake and was blocking the tubes. Seawall is property of Gene Miller - 15014 Shoreway East Dr. On 3/16/23 I spoke to Gene and asked him to remove it. I would like Tammy to follow up with the homeowner and request removal.
  - I propped up the piece on the tubes as an interim solution, but it was too heavy to be removed by one person.
- Created a knowledge transfer document for the duties and responsibilities of the Director of Lakes and Dams position that will be shared with BOD and future Lakes and Dams director.
  - [Village Farms Lakes Dams Operational Document.docx](#)
  - [TEMPLATE Village Farms Monthly Report.docx](#)

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**Vice President – Mike Neal**

- No VP Update.

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**President – Steve Castle**

- Update on the settlement with Mr. Dan Blankemeier: As of the date of this meeting, the mutual release agreement has been executed by both parties, and the check from American Family Insurance has been issued to Mr. Blankemeier. The final step in the settlement will be complete when Mr. Blankemeier's attorney, Brian DeHem, files a motion with the Hamilton County Court to withdraw the complaint. Once we have received confirmation that the case has been dropped, we will officially be finished with the lawsuit.
- The procedure for accepting potential new Board Members was discussed and it was agreed that those nominated would be given first priority to be voted onto the board at the Annual Meeting. The Secretary will provide the board an update on how many nominations are received by the deadline of 1 week before the Annual Meeting. Then it will be determined whether nominations from the floor at the Annual Meeting can be accepted.

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**Directors at Large:**

- Jeff Yardley notified the Board he will be resigning from the Board prior to the Annual Meeting of April 2026.
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**Motion to Adjourn:**

Motion to Adjourn made by Pat Moyer

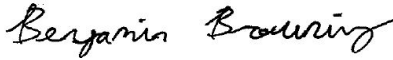

2<sup>nd</sup> – Mike Neal

All in Favor – All

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 8:59 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle