



Tuesday, May 26, 2026

Call to Order: 7:00 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:

9 of 11 Board Members present

- A Quorum was present? YES

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

Special Guest Business:

John Graham, managing partner from Ardsley Property Management addressed the Board and guests and then responded to questions and requests for more information.

- John explained Kevin was creating and falsifying invoices and charging them to neighborhoods that he personally managed, and there was little to no oversight of his actions since he was the President of the company.
- John has hired a 3rd party audit company to look into all checks written by Kevin.
- John said there were issues with some reimbursements Kevin received for expenses he paid for on his personal credit cards, as well.
- A new policy has been implemented. They have contracted with Vive to verify that all contractors and subcontractors have proper insurance, licenses, registration, and that they are a real properly operating company.
- John said they are requiring the HOA Boards to approve each outgoing funds transfer or payment as a second check after their internal team inputs them.



- Dennis and John explained that the way payments are approved is that all invoices are input into the system then the final approval is given by a member of the Board, in our case, Dennis.

Guest Business / Attendees:

Name:	Address:	Comment(s):
Jeff Toler		Expressed anger at, and hurled insults at the Board and John Graham from Ardsley. Was upset that the Board would hire such a company. Engaged in yelling, name calling, arguing and extreme disruptive behavior. As the resident police officer was brought into the meeting Mr. Toler calmed down and stayed until the end with no further disruptions.

Caitlin Hudoba addressed the Board regarding managing social events with a group of people all working together to help.

Ken asked if there can be one person that the Board can communicate with to make communication simpler.

Dennis will provide Caitlin the status of the social events budget so the remaining events for the year can be planned to stay within that budget.

Property Manager Report

- Railroad ties around the lower playground have been removed and replaced with a new plastic playground border.
- Old key codes from past rentals have been cleared out. Tammy plans to clear out old rental codes weekly.
- Master keys aren't able to be copied. Halls Handyman has another locksmith Tammy will reach out to. Part of the concern, however, is how many old keys are out in circulation. Tammy will also procure quotes to change out cores in doors so that new master keys can be made.
- Maddingly concrete quoted \$3,500 – \$4,500 to mud-jack the concrete slab at the front entrance way to the clubhouse. A-1 concrete wanted more pictures. Pro concrete is meeting with Tammy tomorrow.
- Springmill and Greyhound sign lights are out. Tammy will have a company come look at it.
- Waiting to hear from Bullseye fence on a start date for the fence project around the common area.
- Tammy will look into repairing the fence near McNamara Ct and Oak Ridge.
- \$1,975 quote received to enclose the furnace / air conditioner in the clubhouse. Tammy will call for service from the HVAC company and ask them when they come out what their thoughts are on enclosing the unit and how much air flow should be maintained around it.



- Tammy is going to look into how the reservation time slots are working in Frontsteps and how many can be reserved at once, and if the settings can be changed to automatically deny a reservation request that is longer than 2 hours.
- Tammy to follow up with Ermco on a quote for replacing the lighting timer and control system for the pickleball and tennis courts.

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.

- Snack shack update:
 - Square has been working well and almost half of the transactions are now by card.

Lease of rental at 733 Greyhound Pass in violation of Bylaws – Steve will contact HOA attorney Jon Becker to draft a letter to send to the owner of the home. The letter may be delivered by certified mail and will notify the owner that any future leases in violation of the covenants will result in being barred from renting his home in the future.

Fines and Fee Schedule Committee – The following people have expressed interest in serving on this committee:

- Ben Browning, Board Member
- Dennis Ressler, Board Member
- John von Arx
- Kevin Hoffherr
- Todd Keller

Motion made by Mike Neal to form the fines and fees schedule committee with the above listed members and with Ben as the chair. Seconded by Ken Lipetz. All in Favor, None opposed.

Motion Passed.

New Business:

- None

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- The 2025-2026 fiscal year financials were received from Ardsley this week. Dennis has a few questions to get clarification from Ardsley and he plans to have them ready for presentation at the June monthly meeting.



Secretary – Ben Browning

- Motion made by Ben Browning to approve the Meeting Minutes from the April Board of Directors Meeting as presented to the Board by email on 5/20/26, seconded by AC. All were in Favor. None opposed. Motion Passed.
- Motion made by Ben Browning to approve the Meeting Minutes from the May 7th Special Board Meeting as presented to the Board by email on 5/26. Seconded by Mike Neal. All were in Favor. None opposed. Motion Passed.

Director, Social Events – Position Currently Vacant

- Fishing Tournament- June 20th – Ashley said she would host the fishing tournament, Caitlin will confirm with her.
- Splash Bash August 8th.

Director, Planning and Development - Ken Lipetz

- Steve was notified that Village Farms is the recipient of a Neighborhood Vibrancy Grant to replace fencing around the clubhouse and pool area.

Director, Technology – Mike Neal

- Logo and website are under development.
- E-mails are ready for new board members and will be distributed this week.
- Square credit card system is working great.

Director, Communications – Tiffany Liss

- Provided new Village Farms logo ideas for board review. Requested feedback from BOD by Friday, April 21. As of Wed., April 22, three responded with feedback.
- I will update the logo for a second review ASAP.
- I will start pulling data from the City of Westfield, PD, and Real Estate to begin the 2026/2027 Annual Report Stats. (We are looking to send this to residents with all information as previous year by Mid-June 2026.
- June Newsletter Topics:
 - Advising residents to clean up foliage on the (Common Grounds/Village Farms) fences.
 - Reminder to keep the pickleball/tennis courts area clean – take your items with you.

Director, Common Grounds – Patrick Moyer



- 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. Steve will start to develop a list of homeowners who should receive a letter.

Director, Lakes & Dams – vacant position

- Fish stocking occurred on 5/22 and on 5/26.

Vice President – Mike Neal

- A developer will be presenting a PUD amendment to the Westfield Plan Commission that will include a Kroger, office spaces, restaurants, and townhomes at 146th and Towne Rd. in July of this year.

President – Steve Castle

- Nothing to Report.

Directors at Large:

- Nothing to report

Motion to Adjourn:

Motion to Adjourn made by Mike Neal

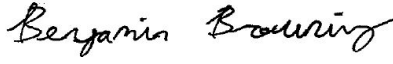
2nd – Bob Horkay

All in Favor – All

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 9:02 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle