



Tuesday, May 20, 2025

Call to Order: 7:02 PM

Guest Business / Attendees:

Name:	Address:	Comment(s):

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:

11 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. - No new updates or requests have occurred. This item is considered closed.

Property Manager Report - Maureen Schriner **Complaints/Comments/Concerns**

- 420 Adios Ct. – pickleball complaint language and loud 5-12 (closed)
- 14809 Victory Ct. – mailbox replacement 5-12 (closed)
- 14926 Amkey Ct. – playset/swing set 5-12 (closed)
- Missing sign at McNamara Ct. 5-7 (closed)
- 515 Sapphire Dr. – long grass 5-1 (closed)
- 14943 Pacer Ct. – fence placement 5-1 (closed)
- 1105 E. Greyhound Pass – long grass, contacted the city of Westfield 4-29 (open)
- 699 McNamara Ct. – installation of a shed 4-29 (closed)
- 1132 Greyhound Pass – dead plant in entranceway bed. Brightview will look at the replacement 4-30 (open)
- 15229 Citation – fireworks 4-22 (closed)
- 15236 Countfleet Ct. – Fence placement 4-19 (closed)
- 638 Sapphire Dr. – replace patio pavers 4-16 (closed)
- Boat floating in lake – 4-15 (closed)
- 15009 Shoreway E. - Pulte Homes – clean up along fence line/tree down 4-11(open)
- 135 Amkey Way – drainage question 4-11 & 4-14 (closed)
- 558 Fox Lane – Brightview will come out and repair easements 4-10 (closed)
- Amkey Ct. – 5 letters sent regarding trash bins left out 3-10 (open)
- Call the city to report the missing street sign at McNamara Ct. 3-10, 4-24, and 4-30 (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)
- 1125 E. Greyhound Pass – yard maintenance (leaves) 12-5, 12-17 (lm) (closed)
- 553 Fox Ct. – Tree limb in lake 11-21 (closed)
- 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. The tower is being worked on 4-29 (open)



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

- Bethany Kramer – Service project Girl Scout Troop 2799 will pick up trash at all our lakes and common ground area, 4-16 (closed)
- Caitlin Zahn – Service project, Girl Scout Troop will plant the flowers at the pool entranceway in May. 4-16 (closed)
- Meghan Granger – Service project, Girl Scout Troop will pick up trash and clean the lower level of the clubhouse, paint rocks 4-30 (closed). Ashley will work on getting the pavers for the little library (closed)
- Ermco – fix parking lot lights 4-17 (closed)

Common Ground

- Brightview will kill the weeds at 1000 Greyhound Pass 5-15 (open)
- Brightview will clean the fence line around the pool 5-15 (open)
- Two fence quotes for 1000 Greyhound Pass 10-16. Meet with Glidden Fence 11-22 and Bullseye 11-23 (open).

Common Ground Recreation

- Replaced dog bags 5-6 (close)
- You must accompany your guest when using the courts, pool, and ponds (open)

Lakes & Dams

- The survey at Greyhound Pass was approved to move forward at the March 2025 meeting. Miller Survey 4-9 (open)
- 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 (open)
- Private property signs will be installed in spring 2025 (closed)

Snack Shack & Pool

- John Pyle met with a specialist, who will repaint the pool with new paint that dries within 8 hours instead of 24 hours. They will also make sure the concrete is completely dry before painting.
- Clean snack shack 5-6 (closed)
- Lifeguard room, windows, and bathrooms



Other

- 4 Packets
- Updated rental and non-rental forms for the VF website. Post on VF website on 5-1-25 (closed)
- Garage Sale May 9th & 10th (closed)

OPEN ITEMS

- 2025 - Paint and repair the common ground fence, fall 2025
- Richard Overfield – stone at Greyhound Pass and Adios Pass. Received quote from Brightview, May 2025
- Richard Overfield – stone at the seawall, meet with Brightview (May/June 2025)
- Pat Moyer – fence at 1000 Greyhound Pass, May 2025
- Apartment tub insert replacement 2025
- Replace aerator at McNamara Pond 5-13. Need an electrician to come out and install a J box (open) 5-14

New Business:

- none
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BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- Presented 2024-2025 Annual financial statement.
 - Motion made by Tiffany Liss to approve April financial statement as presented by the Treasurer. Motion seconded by Jeff Yardley, all were in favor, none opposed.
 - Motion made by Mike Neal to invest \$225,000 in a 2-year CD, \$225,000 in a 1-year CD, and keep \$24,000 of Reserve funds in a Money Market, seconded by Tiffany, all in favor, none opposed.
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Secretary – Ben Browning

- Motion made by Ben Browning to approve the Board meeting minutes as presented by the Secretary from the April meeting. Seconded by Dennis, all in favor, none opposed.
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- The 3rd Tuesday of October falls during WWSD fall break. Motion made by Ben Browning to move the October meeting to the fourth Tuesday of October, 10/28, seconded by Mike Neal. All in favor, none opposed. This meeting date change will be adequately advertised to the neighborhood as the time draws closer.
- Discussion held regarding adding a rule stating no smoking or vaping on common grounds property and adding a rule regarding keeping dogs on leashes on common property. Currently the rules forbid smoking only within the pool fence and inside the clubhouse. Currently there is no mention of dogs on or off leashes in the common ground rules. Discussion resulted in agreement that no changes to the rules or new rules were needed related to these two topics.

Director, Planning and Development - Karl Krukenberg

- Motion made by Karl Krukenberg and seconded by Pat Moyer to put together a project to replace or repair fencing at various locations in the neighborhood and right-size the project to be approximately \$15,000 in value and prepare this plan to present at the next board meeting for approval. All in favor, none opposed. This project will be to apply for the 2nd round of the neighborhood vibrancy grant program offered by the City of Westfield.

Director, Technology – Mike Neal

- All board members have now been sent information on how to access their board email accounts. Access to other technology items still pending, e-mail licensing review in progress
- Participating in Condo Manager Study and evaluation of new software systems to use for association management and communication. Streamlining the user experience and cost savings on licensing fees are top priorities.

Director, Communications – Tiffany Liss

- Tiffany offered to serve as Recreation Director in addition to serving as Communications Director. Tiffany has several ideas for events to hold this summer such as holding an adult swim night at the pool on a Wednesday when the lifeguards are already contracted to be there later into the evening. Other ideas included a pickle ball tournament and car show. She was encouraged by other members of the board to work with the social events director to make sure events do not detract from any other planned events but that as a board member she can lead efforts to plan and execute events without being in the Director of Recreation position. It was also noted that the area responsibility director positions are not official positions on the board, unlike the officer positions, and have been implemented over the years to aid in practical execution of the Board's duties, to clarify the roles of different board members, to avoid friction between volunteer members, and to make it clear who the Property Manager should be contacting with certain types of correspondence. Additionally, the Director of Recreation position has been identified as overlapping with both the Director of Common Grounds and Director of Social Events positions. Tiffany was advised to work with Ashley and Pat when preparing a plan for any upcoming events to make sure they are in agreement. It was agreed that some time would be allowed to pass then it would be reevaluated whether or not a Director of Recreation position is needed.



- The Annual Report is progressing and should be sent out within the next month.
- A social media communication regarding whether or not the cool weather will impact the pool opening this weekend will be sent out once Maureen has a chance to confirm with Pyle's Pools that they will be open regardless of how cool the air temp is.

Director, Social Events – Ashley Fritts

- Kona Ice truck reserved from 4-5 for after the last day of school on May 23rd.
- The 2025 Splash Bash was discussed and an itemized list of costs from various rental vendors, food trucks, and items that will be purchased, was presented. Discussion was held regarding the advantages of taking a different approach with the event as compared to previous years. Discussion was held around what made previous years' events unique and enjoyable. After much discussion, it was agreed that the board was in agreement with Ashley taking a different approach with this year's event. This different approach will provide more options for food, will provide more different free items for attendees, and is anticipated to reduce the cost of the event by about half.
- Fishing Tournament June 14th 9 AM. Additional judges and helpers are needed.

Director, Common Grounds – Patrick Moyer

- Brightview sprayed herbicide at the Greyhound common area. They will be placing mulch soon.
- Fence quotes were received from Bullseye for \$4,985 and Glidden for \$5,280. The quotes were not quite identical, with Glidden providing 2 more linear feet of fence. Glidden also offers a \$200 credit for paying the invoice within a specified timeframe.
- Motion made by Pat Moyer to accept the quote from Glidden fence for \$5,230 to install fence at Greyhound Common Area and seconded by Dennis Ressler. All in favor, none opposed.
- It was noted that the Neighborhood Vibrancy Grant awarded to The Village Farms by the City of Westfield contributes \$10,000 towards installing the fence and landscaping at the Greyhound Common Area property.

Director, Lakes & Dams – Rich Overfield

- The survey was received from Miller Surveying for the area around Greyhound Pass where it crosses over the culverts between the middle and lower lakes. The majority of land is resident owned or city right-of-way. There is very little land that is VF Common Area.
- A new aerator was installed at Mcnamara pond but requires electrical work to complete the hookup. Maureen will contact our electrician to complete the installation and commission the unit.
- A chemical treatment plan to treat the clubhouse cove has been researched and planned out. This plan and approach has been reviewed by Aquatic Control to ensure it is the right approach and that it is complementary to the approach AC is taking with the bi-weekly treatments throughout the summer.

Vice President – Mike Neal



- As a new board member I have been reading, learning, and assessing internal controls and processes. In the future I plan to request some changes.

President – Steve Castle

- The target date to complete and distribute the Annual Report is late May or early June.
- A written contract between the HOA and The Village Farms Property Manager, Maureen Schriener has been developed by KSN Law. Maureen and the Officers of the Board have reviewed it. The contract was signed this same evening.
- Kelly Elmore, Legal Counsel for The Village Farms has filed documents in response to Plaintiff's motion for summary judgement.

Directors at Large:

- Nothing to report

New Business (including BOD Discussion of guest topics)

- Lev Vitken, a resident guest who arrived approximately half-way through the meeting, brought concerns that he submitted a request on the website but did not receive a response from the board. Director of I.T. will look into whether or not the "contact us" form is working. Board members believe it may not be. However, other means of contact information, such as the board's email addresses, Property Managers email address and phone number, are listed on the website. Lev also expressed that he thinks the upper lake has been stinky the past few summers and hopes that the aquatic growth can be controlled better this summer.

Motion to Adjourn:

Motion to Adjourn made by Mike Neal

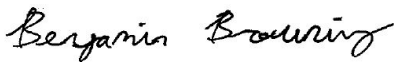

2nd – Pat Moyer

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 9:18 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle