



Tuesday, November 18, 2025

Call to Order: 7:01 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:

11 of 11 Board Members present

- A Quorum was present? YES

Name:	Title:	Present	Absent
Maureen Schriener	Property Manager	X	

Guest Business / Attendees:

Name:	Address:	Comment(s):
Ken Lipitz	Lorado	Mentioned that about 19 years ago dredging had been done on the middle and lower lakes.

Property Management Company Search and Discussion:

Dan Courtney representing Kirkpatrick Management Company provided a short presentation and answered questions.

- Can choose to have inspection drives done or not done.
- Fees will not be issued to homeowners – KMC takes the stance that fees are not allowed per laws of the state of Indiana.



- Portal and app allow for payment and for housing of document.

Kevin Schwartz representing Ardsley Management provided a short presentation and answered questions.

- Have a system that tracks response times after receiving a voicemail and the intent is to respond within 24 hours but no more than 48 hours. All written inquiries or submittals go into the portal where all employees have visibility and can respond.
- Focuses on having their property managers spend more time in the communities they manage. They do the inspection drive throughs around the neighborhood.

Steve explained that the next steps will be to work on finalizing the contract with the Management Company then once the contract is finalized a final motion and vote will be brought to the entire board either via email or during a special board meeting.

Ben Browning made a motion to instruct the attorney, KSN, to focus on the contract with Ardsley Management and the officers will proceed with working toward a finalized contract. Jeff Yardley seconded, All in Favor, None opposed.

Old Business:

The 6" diameter SSD on private property at 14933 Admiral Way and adjacent lots.

See previous meeting minutes for additional history.

Updates since last meeting:

- Michael and Beth Sandford, Gary Duncan from Hamilton County, and Karl Krukenberg intend to meet at 12:30 on 11/19 at the Village Farms clubhouse.

New Business:

- Discussion of the question from Kira Bratten-Walton via email asking the Board if she is allowed to create a Facebook page to post "In Search Of" items or list free items available. She also asked if the Board would create a page if she is not allowed to.
 - Result of the discussion is that Maureen will respond and let her know she can start any Facebook groups she might want to, the board will not be, and the Village Farms board or Property Manager will not assist in determining who is a resident or not.
- Discussion was held regarding Lisa Schneider's suggestion that her company could host three craft fairs throughout 2026 and if the rental fee for the clubhouse was waived she could invest that money in advertising. The outcome of the conversation was that it would not be allowed because there is concern about running a business and profiting off of these events when the clubhouse is being provided by the HOA as the venue.



- Motion made by Jeff Yardley to no longer allow non-residents of Village Farms to rent the clubhouse although the election board will still be able to use the space as-needed. Motion Seconded by Mike Neal. All in Favor, None Opposed, Motion Passed.
- Motion made by Jeff Yardley to no longer allow the pool to be rented out for events. Seconded by Mike Neal, All in favor, None Opposed, Motion Passed

Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns

- 119 E. Laredo Dr. – fence installation 11-11 (closed)
- 70 E. Greyhound Pass – question regarding putting in a dog park on common grounds 11-6 (closed)
- 14801 Sulky Way – question about a meter reader walking through yards in VF 11-3 (closed)
- 480 Greyhound Pass – request for a plat map 11-4 (closed)
- 14605 Shower Ct. – mice issue and wants the board to contact neighbors 10-30 (closed)
- 14802 Sulky Way – questions about rental properties in Village Farms 10-30 (closed)
- 1 E. Greyhound Pass – question regarding rental Village Farms 10-31 (closed)
- 101 E. Senator Way – fence/plat map 10-21 (closed)
- 733 Greyhound Pass – tree down in the common area 9-26. Anthony’s Tree Service will give us a quote to remove the tree and remove the limb 10-6. Pat Moyer approved for the tree to be removed 10-20 (closed)
- 15250 Belle Forch Ct. – trees fallen in creek (Steve Castel) 9-25 &10-2 (open)

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

- Nothing to report

Common Ground

- Village Farms did not receive the City of Westfield grant in October 2025
- 3-year contract – Brightview, BAM, and Hittel for a quote

Common Ground Recreation

- Nothing to report

Lakes & Dams

- Heartland Dredging – clubhouse and two coves at GHP, 9-11 and 9-25 (open)
- 3-year contract – contacted Aquatic Control, Hoosier Aquatic, and ASAP Aquatic for a quote

Snack Shack & Pool

- Pyle’s has dropped off the flow meter, clamps, ladder bumper installation will be in spring when pool opens 11-6 (closed)



Other

- 2 Packet
- As of Sept 9, 2025, we have three residents who have not paid their dues. A \$100 late payment fee was sent out on July 1, 2025. We have one bank-owned property. Certified letter sent 10-14 (open)

OPEN ITEMS

- Paint and repair the common ground fence
- Replace post lights at front parking lot (2025/26)
- Purchase one tennis bench (2025/25)

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- No report

Secretary – Ben Browning

- Motion made by Ben Browning via email on 11/3 to approve the Minutes from the October 28th Board Meeting as presented by the Secretary. A majority of Board Members (7 of 11) voted in favor of the motion, therefore the motion passed. The following Directors voted in favor of this motion: Ben, Mike, Pat, Rich, Karl, Steve, and Jeff.
- Motion made by Ben Browning via email on 11/13 that the Village Farms Board of Directors engage Church Church Hittle + Antrim attorneys to provide legal services, as needed, to the HOA and Board of Directors. A majority of Board Members (6 of 11) voted in favor of the motion, therefore the motion passed. The following Directors voted in favor of this motion: Ben, Ashley, Mike, Pat, Jeff, and Tiffany.

Director, Social Events – Ashley Fritts

- Craft fair November 29th – No updates, going as planned. Thank you to Mrs. Schneider for organizing this event.
- Santa at the Clubhouse- Dec 6th 3-5 Craig Stone

Director, Planning and Development - Karl Krukenberg

- No Report



Director, Technology – Mike Neal

- No report
-

Director, Communications – Tiffany Liss

- No Report
-

Director, Common Grounds – Patrick Moyer

- No Report
-

Director, Lakes & Dams – Rich Overfield

- Received lake treatment quotes from ASAP Aquatics and Aquatic Control
 - ASAP Aquatics:
 - 1 Year: \$50,900
 - Aquatic Control:
 - 1 year: \$22,257
 - 3 Year: \$66,771
 - Met with Patrick Lux from Hoosier Aquatic. We should receive a quote in the coming weeks.
 - Haven't been able to any additional quotes on dredging; companies don't respond.
-

Vice President – Mike Neal

- No Report
-

President – Steve Castle

- No report
-

Directors at Large:

- Nothing to report
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Tiffany Liss made a motion asking Steve Castle to send an email to the entire board replying to and clarifying a previous statement he had made via email. Alfredo Crespo Seconded the motion.

All in Favor: None

All Opposed: 9 members of the board. Motion did not carry.

Motion to Adjourn:

Motion to Adjourn made by Rich Overfield

2nd – Alfredo Crespo

All in Favor – All

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 9:34 PM



Officer Signature	<i>Benjamin Browning</i>	Benjamin Browning (Secretary)
President Signature	<i>Steve Castle</i>	Steve Castle