



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, November 21, 2023

Call to Order: 0701

Pyle’s Pools Presentation & Question and Answer Period

- Concerns and complaints should be communicated to the Pyle’s office staff.
- Pyle’s employees will continue to manage the snack shack but it is the lowest priority of their duties
- Having the pool open in September is mostly a staffing issue but Pyle’s can provide a price for staying open on weekends in September.

Guest Business / Attendees:

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

Name:	Address:	Comment(s):
Todd Keller	Amkey Way	Observing the meeting.
Dennis Ressler	Abbedale Court	Observing the meeting

Member Roll Call:

Name:	Title:	Present	Absent
Steve Castle	President	x	
Richard Overfield	Vice President	x	
Westin Pigott	Treasurer	x	
Emily Baker	Secretary		X
Patrick Moyer	Director, Common Grounds	x	
Karl Krukenberg	Planning and Development	x	
Maggie Cordaro	Director, Social Events	x	
Matt LaPaglia	Director, Technology	x	
Ben Browning	Lakes and Dams (Interim)	x	
Randi Miles	Recreation (Interim)	x	
Tiffany Liss	Communications (Interim)	x	



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Jeffrey Yardley	At Large (Interim)	x	
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Roll Call Results:

7 of 8 Board Members were present

- A Quorum was present? YES

Name:	Title:	Present	Absent
Maureen Schriener	Property Manager	X	

Motion to Approve Meeting Minutes from October Meeting – Westin Pigott

2nd – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Old Business:

Pool Contract Proposals – discuss information received in person from Pyle’s pools representatives at the meeting, select a vendor

- Pyle’s Pools
- Indianapolis Pools

Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns:

- 16 W. Greyhound Pass – drainage problem 11-3 & 11-16 (closed)
- Noise Ordinance (barking dog) 10-5 (closed)
- City of Westfield No Solicitation Ordinance 10-4 (closed)
- 15117 Goodtime Ct. – pothole reported to the city of Westfield 10-3 (closed)
- 14914 Senator Way – new driveway resident will be parking in the street 10-17 (closed)
- 14921 Adios Pass – debris pile in the yard 10-11 (open)

Common Grounds (Pat Moyer):

- Ermco will replace the light post base. Covers are on order 10-6 (open)
- Get a quote to repair/replace and paint the common ground fence (open budget 2023/2024) open
- Retaining wall at courts – Brightview will be the contractor on this project. Signed proposal sent to Brightview 10-27 (open). Work will start 11-21 and 11-22.



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- Pat Moyer approved a quote to remove and replace dead arborvitae at the pool along Adios Pass 11-16 (open).

Recreation:

- Pool painting – Pyle’s will be back to complete touch-ups in spring 2024 (open)
- All furniture and winterization were completed on 10-26 (closed)

Lakes & Dams:

- Brightview provided quote (10-6) to remove small trees from the pond at McNamara Ct. Quote sent to Ben Browing 11-16 (open)

Office Information – Welcome Packets

- 2 packets
- Transfer Letters/Closing Letters – emailed to the BOD

OPEN ITEMS:

- Village Reserve will start the reserve study Jan 2024. Contract signed Oct 2023
- Pat Moyer – repair/paint fence in the common area. Replace park benches.
- Clubhouse bathrooms – tile and reset toilets 2023-2024
- Children's work directory 6-14 (open)

BOARD MEMBER REPORTS:

Treasurer – Westin Pigott

Motion to Approve revised September 2023 Financial Report – Westin Pigott

2nd – Richard Overfield

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Motion to Approve October 2023 Financial Report – Westin Pigott

2nd – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No



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- Update on running total through October 2023 of legal costs incurred to the HOA due to the threats of litigation by Dan Blankenmeier. Totals \$5,347 (FY22 and FY23)
 - Budget was increased from \$2500 to \$7500 for legal expenses in FY23 at the September meeting.
- Need to review/approve September 2023 Financials again, as an expense was typo'ed and mis-categorized. Should have been insurance, was marked incorrectly as interest.
- Tax notice from Indiana regarding late fee. Paying \$40 to ensure the \$37.63 doesn't incur its own fees before we pay. Extra will be applied to 2023 taxes.
- 2023 Totals for Snack Shack was requested.
 - Revenue: \$9,074.13
 - Costs: \$4,684.43
- FYI to BOD. Start putting together your budget requests and estimated costs for discussion at December get together on Dec 19.
 - I will provide a shared spreadsheet for people to fill in.

Planning and Development - Karl Krukenberg

- Reached out to Citizens regarding their sewer manhole maintenance; no response after 2 attempts. Will seek other means to contact them.
- Resident reached out regarding pothole at end of driveway on Goodtime; help them report it to the city
- Reached out to City regarding culvert on Greyhound Pass

Secretary – Emily Baker

- Absent / No report

Director, Technology – Matt LaPaglia

- No Report

Director of Communications – Tiffany Liss (Interim)

- No report

Director, Social Events – Maggie Cordaro

Social Agenda

Halloween Party-Oct 28, 4-6 pm

- Very well attended

Craft Fair-Nov 25, 2023, 9 am-4 pm

- Multiple planning meetings with committee



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- 21 vendors, will utilize upper and lower level of clubhouse

Christmas Party-Dec 9, 2023, 3-5 pm

- Emailed committee members to discuss activities and ideas

Budget Meeting-Dec 19, 2023

- Catering ideas

Director, Common Grounds – Patrick Moyer

Lakes & Dams – Ben Browning (Interim)

- Brightview has presented a proposal for approximately \$1,000 to complete removal of the small volunteer trees from the waterline of the McNamara pond.
- Talked with Karl about preparing a specification and drawings to accompany requests for pricing to backfill the erosion occurring at many of the inside corners along the wooden retaining walls along the lake shorelines.

Recreation – Randi Miles (Interim)

- Looked at the surface of the tennis courts. Leslie coatings planning to come this fall to repair. Under warranty until April 2024.
- RFP document will be prepared in the next month in preparation of sending to pool management companies for 2024 season and ideally requesting a 3 year contract.

Motion to Approve Pyle's Pool Contract for no more than \$97,600 – Westin Pigott

2nd – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Vice President – Richard Overfield

- No Report

President – Steve Castle



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Motion to remove Kyle Bushey from the board due to 3 meetings missed consecutively - Steve Castle

2nd – Pat Moyer

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Motion to appoint Ben Browning to a member of the board – Westin Piggot

2nd – Karl Krukenberg

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Motion to appoint Jeff Yardley to a member of the board – Westin Piggot

2nd – Karl

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Motion to appoint Randi Miles to a member of the board – Westin Piggot

2nd – Maggie Cordaro

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Motion to appoint Tiffany Liss to a member of the board – Westin Piggot

2nd – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

- Update from legal counsel regarding Board membership.
- Follow-up on special committee meeting between Richard, Matt, & Tiffany regarding record keeping system(s), data storage, technology, etc.
- Follow-up on appropriate Board members gaining access to necessary software programs and social media platforms.
- Update - Blankenmeier legal challenge
 - Settlement meeting scheduled for 10/9 was attempted to be held but unbeknownst to the BOD, Mr. Blankenmeier invited two neighbors to attend and speak on his behalf. They were asked to leave the meeting and did so. However, an agreement could not be reached between the parties as to whether it was appropriate for this meeting to be recorded, thus the meeting ended within a few minutes.



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- Settlement meeting scheduled for 10/24 was attended by Village Farms board members and VF HOA Attorney but not attended by Mr. Blankenmeier or his attorney.
- Settlement meeting scheduled for 11/07 was attended by VF Board members and VF HOA attorneys. Mr. Brian DeHem, Blankenmeier legal counsel, outlined allegations and challenged the BOD to refute claims. HOA legal counsel stated the BOD has provided all documentation required under Indiana law.
- Zoom Conference 11/20 with BOD legal counsel and BOD members. BOD decision was to hold firm, and not provide any additional documentation to Mr. Blankenmeier or Mr. DeHem.

Directors at Large:

- No items

New Business (including BOD Discussion of guest topics)

- None

Motion to Adjourn:

Motion to Adjourn – Patt Moyer

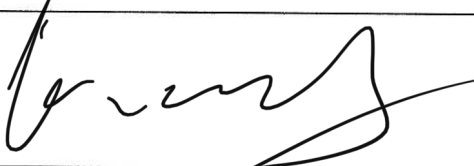
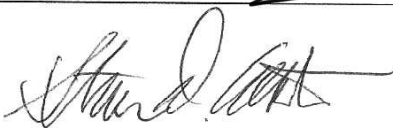
2nd – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes No

Meeting adjourned at 8:36 PM

Officer Signature		Westin Pigott
President Signature		Steve Castle