



Tuesday, October 28, 2025

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:

10 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):
Bob Schriener	104 E Amkey Way	Expressed how invested Maureen has been over the past 23 years in serving in her role as Property Manager for the Village Farms.
12 other guests were in attendance for most of the meeting	Various	A few residents expressed comments or asked questions and those are documented toward the end of the minutes, which is when the comments occurred.



Property Manager & Management Company Discussion

- Maureen notified Steve Castle and the Officers of the Board on 10/3 of a 30-day notice of termination of the contract for Property Management services, which is in compliance with the requirements of her contract. Maureen also communicated that she is willing to remain under contract and performing the duties of the contract until a transition of services could be made but wants the transition to occur before the end of the year.
- The Board wants to thank Maureen for her hard work, dedication, and great organization on behalf of the neighborhood over the past 23 years and specifically extend our gratitude for giving the Board ample time to find a replacement and execute the transition to the new service.
- On behalf of the Officers, Steve Castle provided an update to the entire Board and guests in attendance regarding the progress of the search for a Property Manager. Multiple reasons were explained on why a Property Management Company is a better choice for the neighborhood moving forward than searching for an individual to contract with. Kirkpatrick and Ardsley have met with the Officers and provided quotes. Community Links and CASI have been contacted and meetings will occur soon. The intention is to have one, or perhaps two, management companies attend the November Board Meeting to present to the board and receive questions. The current timeline and expectation is that a Management Company will be selected at the November meeting, allowing time for set-up and preparation for the company to take over operations by the first of the year.

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 Sandford made contact with Gary Duncan from Hamilton County on 8/17 and made some requests of Gary.
- Gary responded to Michael on 8/25 and suggested a meeting the following week. Michael replied on 10/8/25 to Gary's offer to meet. Gary then replied on 10/20, offering an available time to meet. Beth replied on 10/23 stating those times did not work for her.

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

- 151 W. Greyhound Pass – question regarding rentals 10-9 (closed)
- 713 Citation – landscaping in front yard and in large driveway 10-7 (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 (open)
- 14943 Senator Way – question regarding tree in easement 9-30 (closed)
- 15250 Belle Forch Ct. – trees fallen in creek (Steve Castel) 9-25 & 10-2 (open)
- 123 E. Laredo Way S. – garage add-on, shed, and fence question 9-22 (closed)
- 14619 Shower Ct. – yard maintenance needed. Email sent 9-8. No response left voicemail 9-16. Yard and weeds have been taken care of 9-22 (closed)
- 14902 Amkey Ct. – trash cans 9-16 (open)

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

- Maureen Schriener purchased supplies for clubhouse (soap, paper towels, trifold paper towels, trash bags, and filters) 10-13 (closed)
- Maureen Schriener changed all the furnace filters at the clubhouse 10-14 (closed)
- Ermco came out and fixed/repaired two post lights at the front parking lot 10-3 (closed)
- Refrigerator broke at the apartment, and the police officer purchased a used one 9-16 (closed)

Common Ground

- Barthuly Irrigation – winterized McNamara Ct entranceway 10-16 (closed)
- Met with Glidden to quote common ground fence and trash fence 5-28 & 6-18 (open)
- Received two quotes from Brightview and BAM to complete the Phase II project at 1000 Greyhound Pass (vote on this at the 8-19 meeting), open 8-8. The vote was approved for Brightview 8-19. Brightview will start the project in the week of 9-2-25 (closed)
- Anthony's tree service is quoting to remove limb and tree at Greyhound Pass 10-17 (open)

Common Ground Recreation

- Picked up trash in the common ground and pool area 9-25 & 10-6 (closed)
- Replaced doggie bags 10-3 (closed)

Lakes & Dams

- Heartland Dredging – clubhouse and two coves at GHP, 9-11 and 9-25 (open)
- Brightview and Anthony's to quote removal of mulberry tree at clubhouse common area 8-8. Received quote from Anthony's 8-19 \$1,300. Update quote (no stump grinding) Sept 3. We received a new quote in the amount of \$ 1,210, and the tree was removed on 9/9 (closed). Herbicide will be completed in the week of 9-16 (closed)



Snack Shack & Pool

- Pyle's came out and closed the pool for the season 10-14 (closed)
- Ordered new dining chairs 11 and 5 lounge chairs 9-10. Received 10-6 (closed)

Other

- 8 Packets
- 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 (city of Westfield grant 2025/26)
- Replace post lights at front parking lot (2025/26)
- Purchase one tennis bench (2025/25)

Motion made by Jeff Yardley to approve the 3-year contract with Pyle's pools for the 1st year cost of \$96,906, 2nd year cost of \$99,388, and 3rd year cost of \$101,870.

2nd – Tiffany Liss

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

A 2nd quote was received, which was from Aquatic Management for \$96,800.

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- September Financials previously distributed to the Board
Motion made by Ben Browning to approve the September monthly financial statements.
2nd – Jeff Yardley
All in Favor – Aye
All Opposed - none
Motion Carries: Yes X No ☐
- IT Steering Committee update – the search and evaluation process has been suspended.

Secretary – Ben Browning



- Motion made by Ben Browning via email on 9/23 to approve the Minutes from the September 16th 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, Dennis, Karl, Rich, Ashley, and Tiffany
- A motion was made by Ben Browning on 9/19 via email to accept the insurance quotes for the 3 policies - Directors and Officers Coverage, Property and General Liability, and Worker's Compensation - provided by Steffe Insurance and Traveler's Insurance for a total cost of \$27,252 for the year. The motion passed by receiving 8 affirmative votes, a majority of the 11-member board. The following members voted in favor of the motion: Ben Browning, Mike Neal, Dennis Ressler, Jeff Yardley, Pat Moyer, Karl Krukenberg, Tiffany Liss, and Steve Castle. A second quote, from American Family Insurance for \$27,825 was received.

Director, Social Events – Ashley Fritts

- Halloween Trunk or Treat- An estimated 350 people attended the event, which was a huge and unexpected turnout. The event cost approximately \$2,300. Ashley's family and family friends deserve a special thank you for volunteering during the event and cleaning up afterwards which was a larger job than anticipated due to the large attendance. Although volunteers were requested multiple times and in multiple ways leading up to the event there was only one volunteer. Ashley, as acting social director, has expressed several times, very similar sentiments as previous serving Social Directors and is frustrated at the lack of willingness of almost anyone to volunteer at events yet there are many people in the neighborhood who attend and benefit from the events. This has been duly noted and discussed on many occasions at Board Meetings. Ashley does receive much gratitude and many compliments, but those do not help execute events.
- Craft fair November 29th –Vendor Spotlights posting to Facebook with Tiffany's assistance. No cost, no revenue event. Thank you to Mrs. Schneider for organizing this event.
- Christmas Party scheduled for 12/6 - Ashley suggested renaming the event this year from a "Christmas Party" to "Santa at the Clubhouse" to more accurately describe the event because crafts, games, or snacks will not be provided. Craig Stone (Santa) has already been booked for a cost of \$275.
- Tiffany will post on social media to notify residents that there will be a Santa at the Clubhouse but no crafts, snacks, or other activities will be provided unless a volunteer wanted to step in and organize this. This would be welcomed and there is a budget available to purchase supplies.
- Discussion was held that events may be cancelled in 2026 if volunteers are not committed to helping. The neighborhood will be notified before events are cancelled.
- A suggestion was made that an "activities fee" could be charged at the beginning of the year and would allow attendance at events. Cost could be reasonable and would include all events but could help offset costs to execute events, gauge interest and participation, and would allow those households interested in events to more directly contribute



financially to the events while not using dues money from households which do not participate in events. Funds from this could be enough to allow hiring some assistance, at least for cleanup. This may be discussed further at future board meetings.

Director, Planning and Development - Karl Krukenberg

- Karl has all documents needed to compile a final report and will be submitting that report to the City to satisfy the remaining requirements of the Grant process.
 - Village Farms did not receive the 2nd Vibrancy Grant.
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Director, Technology – Mike Neal

- Absent – No report
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Director, Communications – Tiffany Liss

- The list of resident contact email addresses from Condo Manager from July is significantly different from the list from Mailchimp and there is concern about having the most accurate and up to date list as possible when transitioning to the management company at the end of the year.
 - The Board advised Tiffany to not put much more work into this effort until a Management Company is selected and we can confer with them on what they recommend for how to handle this. Likely since the new communication platform will be significantly different than what we have used in the past, and may not even be email based, a communication will go out to the neighborhood requesting those interested to opt-in to the new system, creating a new and current list.
 - The Condo Manager contacts list is the most accurate to be used for official communications such as annual and other meetings notices and notices from the Board because it is updated each time a property changes ownership.
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Director, Common Grounds – Patrick Moyer

- Nothing to report.
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Director, Lakes & Dams – Rich Overfield

- Details of the budgetary quote for dredging of the lakes received from Industrial Environmental, Inc. were shared. Some highlights of the information are:
 - Dredging of the middle lake is not recommended.
 - Dredging of only the cove by the Clubhouse is estimated to cost about \$90,000 but hauling and disposal of the dredged material would be an extra charge beyond that.
 - Dredging the coves of the Lower Lake is estimated to cost about \$223,000. There are obstacles to overcome before the project could be executed, such as access and suitable location of spoils placement which would require homeowners allowing property to be used or modifications to the dam.
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- There is a tree partially down over the lower lake dam spillway. It is not impeding the flow of water much at this time but if it falls completely, it may impede the flow of water through the spillway.
- The Bradford Pear tree at the Greyhound pass tubes has been removed and the stump has been ground.
- There is a sign and post in the lower lake near the outlet structure.

Vice President – Mike Neal

- Absent – no report

President – Steve Castle

- The following motion was made by Steve Castle on October 7th, via email:
 - I am making a motion that the Officers of the board are directed by the Board to interview and vet local HOA Management Companies and to determine which Management Company, in the opinion of the Officers, would be the best to partner with in the management of the neighborhood, and this selected firm will attend a regular monthly or special full board meeting prior to entering into contract with the HOA to allow the full board to ask questions of the selected company and vote.
 - The following board members voted in favor of the motion: Steve Castle, Ben Browning, Ashley Fritz, Mike Neal, Rich Overfield, Dennis Ressler, and Jeff Yardley.
 - A majority of board members voted in favor of the motion (7 of 11 members), therefore the motion passed.
- Update – Blankenmeier lawsuit
 - A court hearing on the motion for summary judgement was held on September 15th. We have learned that the judge denied the plaintiff's requests. Bench trial is scheduled for February of 2026.
 - We received a settlement offer from plaintiff's attorney. Our legal team is formulating a response to the settlement offer.

Directors at Large:

- Nothing to report

Guest Comments:

Mike Swanton – thanks to Maureen for serving over the past 20 years since he was on the board!

Terry Wolf – what term of contract are we looking at for property management companies? - Answer – we are looking at a 1 year contract with options to renew.

Neil Schneider – has previous experience with CASI and recommends not using them due to a poor experience at a previous neighborhood who used them.



Mary Blankemeier – could catch basins be used to help slow down sediment entry to the lakes? Rich explained that based on research the volumes of water flow may be too high to effectively use a feature like this.

Ron Liss – Will the management company chosen work with Pyles Pools? Board explained the companies we have spoken with so far have said they will work with whatever vendors we choose but the board will make sure any company we partner with will honor our vendor contracts.

Motion to Adjourn:

Motion to Adjourn made by Pat Moyer

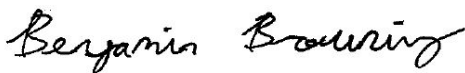
2nd – Tiffany Liss

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 8:48 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle