



**The Village Farms
Homeowners
Association Board
Meeting**

Tuesday, October 24, 2023

Call to Order: 0701

Motion to Approve Minutes from August Meeting – Westin Pigott

2nd – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes No

Motion to Approve Meeting Minutes from September Meeting – Westin Pigott

2nd – Richard Overfield

All in Favor – Aye

All Opposed - none

Motion Carries: Yes No

Roll Call:

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

Roll Call Results:

7 of 8 Board Members were present

- A Quorum was present **X**

Name:	Title:	Present	Absent
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Maureen Schriener	Property Manager	X	
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Guest Business / Attendees:

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

Name:	Address:	Comment(s):
Michael Kuehl	55 E Greyhound Pass	None – attending the meeting to observe, possibly interested in serving on the BOD
Brian Chapman	14944 Adios Pass	Asked questions regarding number of board positions, number of current board members, and wanted to know details about the legal challenge.
Todd Keller	120 Amkey Way	None – attending the meeting to observe
Ken Lipetz	42 E Laredo Way	Curious about the Board’s intended course of action if a lawsuit is filed.
Patti Lipetz	42 E Laredo Way	None – attending the meeting to observe

Old Business:

- Pool Contract Request for Proposals – Need to finalize list of vendors and request proposals. Goal is to select a vendor at November meeting.
 - Pyle’s Pools
 - Indianapolis Pools

Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns:

- 15212 Shoreway E. Ct. – installing a basketball hoop 10-10
- 14921 Adios Pass – debris pile in yard 10-11
- 420 Adios Ct. – lake condition 10-3
- 130 Senator Way – RV parked at residents 10-3 (completed)
- 375 Abbedale Ct. – fence 9-18 (completed)
- Clubhouse/Apartment/Maintenance - Rental Report – emailed to BOD
- Waste Management picked up two trash bins and trash service for the pool is on a seasonal hold 9-18 (completed)

Common Grounds (Pat Moyer):

- Pat and I had a meeting to walk common ground Greyhound Pass 10-3 for budgeting 2024-2025
- Ermco replaced the light at the front parking lot exit, repaired the post light at the walking path, fixed the bent light at Springmill and Greyhound, and will quote post base 9-15 (open)
- 3Crowns will replant the tree at the playground 9-29 (closed)



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- 3Crowns will place sod at tennis court area 10-3 (closed)
- Get a quote to repair/replace and paint the common ground fence (open budget 2023/2024)
open
- Replace tennis court retaining wall fall 2023 received quote from Brightview, Ralph Woods Masonry, Silver Lining Landscaping, and no bid from 3Crowns (open)
Common Ground Recreation
- Pool painting – the pool was drained, power-washed with multiple tips to remove as much paint as possible, scraped any trouble areas, applied a paint stripper and a chemical used for etching, and started repainting on Tuesday 10-3. Pyle will be back to complete touch-ups and to paint the black lane lines. 10-14 (open)
- All furniture and winterization will be completed by 10-31-23 (open)
- Replace park benches fall/spring 2023-2024

Lakes & Dams:

- Ben Browning – Set up a meeting with residents regarding seawall and lake concerns (Dave Goodwin, Larry Hudson, Trip Kelleher, and John Mueller). McNamara pond survey, rip rap at Adios and Greyhound (open) Quote rip rap for Adios and Greyhound Pass 9-5
- Brightview will quote to remove small trees from the pond at McNamara Ct. 10-6 (open)

Snack Shack & Pool (Closed):

OTHER – Randi Miles – bring court benches inside the lower level, take down windscreens, tennis/pickleball nets, and Volleyball nets for winter.

Office Information – Welcome Packets

- 2 packet

Transfer Letters/Closing Letters – emailed to the BOD

OPEN ITEMS:

Open Items/Budget

- A Representative from Pyle's Pools will attend the 11-21 board meeting
- Lakes & Dams - Repair seawall at Greyhound Pass 2024
- Pat Moyer – Replace the stone wall at the tennis courts in 2023
- Clubhouse bathrooms – tile and reset toilets 2023
- Children's work directory 6-14 (open)

BOARD MEMBER REPORTS:

Treasurer – Westin Pigott

Motion to Approve September 2023 Financial Report – Richard Overfield

2nd – Karl

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

- Update on running total through September 2023 of legal costs incurred to the HOA due to the threats of litigation by Dan Blankenmeier. Totals \$4,615 (FY22 and FY23)
 - Budget was increased from \$2500 to \$7500 for legal expenses in FY23 at the previous meeting.



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- I created a shared folder in OneDrive for any document requests from residents, so that we have a reference point of what we provided and when.

Planning and Development - Karl Krukenberg

- Reached out to city regarding the following:
 - 2024 repaving contract streets and curb replacement – list not finalized yet because city budget has not been finalized.
 - Sewer inspection request (asked for City advice, it's Citizens-owned) - a manhole in the neighborhood recently failed which raised concerns about additional sewer manholes which could be in poor condition. Working on getting information regarding if Citizens will inspect manholes in the neighborhood.
 - Oak Ridge Road trail connector status – work on the bridge should be completed this winter and paving will occur in the spring. Pavement will extend from bridge to Citation and a striped painted crosswalk and signage will be installed between Citation and McNamara.
 - Greyhound Pass coring/pavement condition update – no update, waiting on city budget finalization.
- Reviewed City Council – approved neighborhood plan (2016): [1456846007_37958.pdf \(in.gov\)](#)
 - Asked City about how they plan to use it
 - Asked a colleague who is a planner how we can use it

Motion to engage Village Reserves to perform Reserve Study for the cost of \$5,000- Karl Krukenberg

2nd – Westin Pigott

All in Favor – Aye

All Opposed - none

Motion Carries: Yes No

Secretary – Emily Baker

- No report

Director, Technology – Matt LaPaglia

- No Report

Director of Communications – Tiffany Liss (Interim)

- No report.

Director, Social Events – Maggie Cordaro

- Halloween party
 - Created and sent volunteer sign up to VF residents
 - Confirmed entertainment reservations with Adrienne
 - Purchased candy and decor for party
 - Placed signs around neighborhood



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- Craft fair
 - Created and sent vendor application to VF residents
 - Met with craft fair committee to select vendors
 - Christmas Party
 - Confirmed reservation with Craig Stone
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Director, Common Grounds – Patrick Moyer

Motion to approve contract from Brightview for \$17,459.76 to replace the new retaining wall South of the Tennis Court – Pat Moyer

2nd – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Lakes & Dams – Ben Browning (Interim)

- Last lake treatment of 2023 happened 1st week of October.
 - Aquatic Controls provided a quote for \$25,820 for 2024 to control Phosphorous. Current contract is \$16,156.33 per year.
 - Brightview has walked the McNamara pond to review the trees and is preparing a proposal to complete removal of the small volunteer trees from the waterline
 - Will coordinate with Karl and request a meeting with Westfield Public Works to talk about the culverts under Greyhound Pass between the middle and lower lakes – this affects the rip-rap installation request received and the proposed retaining wall updates project.
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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.
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Vice President – Richard Overfield

- No Report
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President – Steve Castle

- Follow-up on special committee meeting between Richard, Matt, & Tiffany regarding record keeping system(s), data storage, technology, etc.
 - Update - Blankenmeier legal challenge
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- o Settlement meeting scheduled for 10/9 was scheduled and attempted to be held but an agreement could not be reached between the parties of whether it was appropriate for this meeting to be recorded.
- o 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.

Directors at Large:

- No items

New Business (including BOD Discussion of guest topics)

- None

Motion to Adjourn:

Motion to Adjourn – Westin Pigott

2nd – Matt LaPaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes No

Officer Signature		Westin Pigott
President Signature		Steve Castle