Tuesday, September 22, 2026
Call to Order: 7:01 PM

Member Roll Call:

Name:	Title:	Present	Absent
Steve Castle	Director, President	X	
Mike Neal	Director, Vice President	X	
Dennis Ressler	Director, Treasurer		X
Ben Browning	Director, Secretary	X	
Patrick Moyer	Director, Common Grounds	X	
Neil Schneider	Director, Technology	X	
Jackie Berthiaume	Director, At-Large		X
Ken Lipetz	Director, Planning & Development	X	
Tiffany Liss	Director, Communications	X	
Bob Horkay	Director, At-large	X	
Ben Grise	Director, Lakes & Dams	X	

Roll Call Results:
9 of 11 Board Members present

- A Quorum was present? YES

Name:	Title:	Present	Absent
Dan Quigley	Property Manager from AMI	X	

Guest Attendees / Business:

Name:	Address:	Comment(s):
Brian Chapman		
Jon Svendsen	14946 Senator Way	None, came to observe

Property Manager Report

- Dan will attempt to put together a list of rental properties in the neighborhood by comparing the mailing addresses of the owners with the lot addresses of the homes in the neighborhood and report back at the next meeting on how many he finds.
- Office phone lines – Google isn't an option because if no outgoing calls are made the lines get cancelled. Looked at Number Barn for $7 a month. Currently we are paying $250 a month for internet and additional cost for the phone lines. Neil would like to investigate switching internet service providers.
    - Ken Lipitz made a motion for Neil Schneider to proceed with switching to a new internet provider with no more than $1,000 installation cost, seconded by Tiffany, All in Favor, None Opposed, Motion Passed.
- Trip Hazard at the threshold of the front door to the clubhouse has been fixed.
- A-1 concrete completed raising the concrete ramp at the main Upper-Level clubhouse entrance on 8/28/26. They warranty their work for 2 years.
- Tennis Court wind screens have been installed properly.
- McNamara Ct and Oak Ridge fence repair – 2 posts installed - completed.
- Court Lighting System – Dan had another company come quote a replacement.
    - Mike Neal made a motion to authorize Dan to select a vendor and have a new court lighting system installed as long as the price does not exceed $1,000. Seconded by Ken, All in Favor, None Opposed, Motion Passed.
- Playground Inspection Report – Hall and CRG each did some work on the playground to fix items found from the inspection report. CRG is recommending that the swing set be replaced.
- Tuck pointing – Shackelford Masonry and ICCS each submitted updated quotes.
    - Pat Moyer made a motion to accept Shackelford Masonry's bid, seconded by Ken, All in Favor, None opposed, Motion Passed.
- Power Washing of clubhouse – Halls Handyman $585, Aquasurface $625.
    - Motion made by Neil Schneider to select Aquasurface to power wash the clubhouse exterior. Seconded by Ken, All in Favor, None Opposed, Motion Passed.
- Pool Area Improvements – had a walk-through with Pyle's employees on 9/16 and identified a list of items to take care of. Handyman to complete some items this fall.
- Fire department letter – Ryan Fire Protection submitted evidence of completion to the city. We believe this is now taken care of.
- Dan will complete a landscape drive-thru with Brightview on the 25th.
- Reservation System for the clubhouse and courts will turn over to AMI by no later than October 1st.

Old Business:

- Ken reviewed the locks in the clubhouse and recommended the two remaining exterior locks that haven't already been upgraded to electronic should be as well as the office door deadbolt. Neil Schneider suggested he thought he had a suggestion for a better system that might allow remote control of the access and will do some additional research on electronic smart locks with Wi-Fi capability linked to a security system, and bring information back to the board next month.
- Neil met with Earl Russel Heating and Cooling on 9/21. They removed a piece of trash from the blower in the main HVAC unit. This reduced the noise. Earl Russel recommended it would not be a good idea to enclose that closet because the 2 units in there are 80% efficient units and consume a good amount of combustion air. ER also recommended we continue to repair and replace parts on these units rather than replacing them with entirely new units.

New Business:

- Request for a girl scout troop to use the clubhouse for their meetings.
    - Mike Neal made a motion that the Girl Scouts can use the building, as long as there is not another renter, they follow all the rules, and they clean up after their meeting. Seconded by Ken Lipitz, All in Favor, None Opposed, Motion Passed.

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- Absent – No Report

Secretary – Ben Browning

- Motion made by Ben Browning to approve the Meeting Minutes from the August Board of Directors Meeting as presented to the Board by email on 9/16/26, seconded by Mike Neal. All were in Favor. None opposed. Motion Passed.

Director, Social Events – Position Currently Vacant

- Holiday craft fair is scheduled for November 28th and being organized and executed by Hoosier Hometown Markets.
    - Mike Neal made a motion to not charge a clubhouse rental fee to Hoosier Hometown Markets for rental of the clubhouse for the Craft Fair, will get a contract in place and obtain a COI. All in Favor, None Opposed, Neil Abstained, Motion Passed.
    - Ken Lipitz made a motion that Neil can file for a free temporary food vendor license with the City of Westfield on behalf of the Village Farms INC., second by Mike Neal, All in Favor, None opposed, Neil Schneider abstained, Motion Passed.

Director, Planning and Development - Ken Lipetz

- The fire department station 382 by Walmart has been closed for reconstruction. Response times to Village Farms may be affected but then again response times have always been bad to Village Farms anyway.
- Ken said he requested the traffic study for Spring Mill Rd. conducted by the City of Westfield. Said he has not heard back from them.
- Vibrancy Grant completion report – Ken has not worked on this. Pat Moyer will provide photos of the new fencing in the common areas around the clubhouse. Dennis will provide final cost details. Steve will submit the final report to the City.
- Ken did not work on researching coating of the tennis and pickleball courts over the past month.
- Discussion was held on if the fence at the new common grounds should be painted or sealed. It was decided to discuss further in the spring but the thought seemed to be that this fence could stay natural color but might last longer if it is sealed. It was also mentioned that the fences that are owned by the HOA should be looked at and possibly included in the fence painting we plan to do in the spring.

Director, Technology – Neil Schneider

- Phone line – Neil has identified NumberBarn as the best option for parking and forwarding The Village Farm main number, but further action is stalled until after different internet service is secured because it is likely the phone lines can be bundled with internet.
- Internet – Neil reviewed the Metronet contract. The internet service was priced based on a 3-year contract, which included initial installation. The contract expired Jan 2026. Rates can now be renegotiated but Metronet was not willing to reduce the cost by a significant amount. Therefore a different service provider will be contacted.
- Neil has started reviewing and inventorying current technology accounts and expenses.
- Neil put together a Microsoft Planner board to track projects, issues and activities.
- Neil will be setting up the tech for the WWS referendum meeting. Microphone is not needed.
- Property manager's email address will be auto forwarded to Dan's email address. The Property Manager email address will be included in the BOD distribution group.
- Earl Russel looked at the upstairs HVAC and found a bag stuck in the blower. Looked at all the units and he felt all systems are running fine and we should keep fixing and working with the existing systems.

Director, Communications – Tiffany Liss

- The new logo has been added to the current website so trademarks can be applied for (Thank you, Neil, for assisting).
- Tiffany has made progress on the new website hosted by Wix.

- Tiffany will look at the capability of Wix to send out the newsletter and mass emails, so we no longer must use Mailchimp and pay for another subscription.
- Update on Resident Email list
- Tiffany will send out an email tomorrow letting residents know they need to sign up for the Craft fair if they want a booth.

Director, Common Grounds – Patrick Moyer

- The dead Arborvitae West of the pool will be replaced by Brightview under warranty.

Director, Lakes & Dams – Ben Grise

Vendor outreach this month

- Contacted multiple sources: current vendor (Hoosier Aquatic — Patrick), SePRO's lab biologist, and previous vendor (Aquatic Control — Brendan)
- Working toward apples-to-apples estimates clarifying pricing and scope so we're not comparing two proposals quoting different solutions for nutrient load reduction which is what is driving the Algae blooms

What all parties agree on

- Phosphorus levels are very unhealthy across our system
- Without remediation, this only gets worse, it's not self-correcting, just increasing Algae blooms
- Phosphorus accumulates in bottom sediment and releases back into the water every summer
- Treating blooms after they appear does nothing to reduce the nutrient load
- Blooms will start earlier and last longer each year, absent a significant drop in summer temperatures

Context from outside our current vendor

- John Mueller encouraged the outreach to previous vendor felt Aquatic Control did well with a limited budget, given the size of the water being treated
- Brendan (Aquatic Control) was very helpful, offered to be available anytime for feedback, and said "and is happy to answer any questions I have”

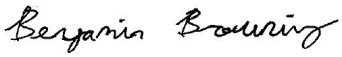
Vice President – Mike Neal

- The Covenants & Bylaws Committee will have its initial organizing meeting on Thursday, September 24. We are awaiting some information from our attorney related to new law inclusions, and if a completely new set of documents was warranted and legal in lieu of augmenting the current documents.
- Mike is requesting that this committee present an amendment to the clubhouse rental agreement documents.
- New items coming to Westfield: Costco, Kroger (146th), and Walmart (SR 32).

President – Steve Castle

- Nothing to Report

Motion to Adjourn:
Motion to Adjourn made by Mike Neal
2nd – Pat Moyer
All in Favor – All
All Opposed - none
Motion Carries: Yes X No ☐
Meeting adjourned at 8:38 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle