



**The Village Farms  
Homeowners  
Association Board  
Meeting**

**Tuesday, September 19, 2023**

**Call to Order: 0700**

Review/Approve Minutes from August Meeting – minutes not ready for approval at this time.

**Roll Call:**

- A Quorum was present **X**
- A Quorum was not present

Name:	Title:	Present	Absent
Steve Castle	President	X	
Richard Overfield	Vice President	X	
Westin Pigott	Treasurer	X	
Emily Baker	Secretary		
Maureen Schriener	Property Manager	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	X	



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**Guest Business / Attendees:**

**GUEST REMINDER:**

**Please hold your comments until after HOA BOD Business, there will be time for “Public Comments.”**

Name:	Address:	Comment(s):
Lev Vitlin	14933 Adios Pass	Lake Condition
Dennis Ressler	357 Abbedale Ct.	Interested in Volunteering in support of the board
Steve Baranyk	Senator Way	Thanking the board
Lai Robbins	15116 Goodtime Court	Interested in Volunteering in support of the board



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**Old Business:**

- None

**New Business**

- Pool contract for next 3 years – proposals need to be requested and goal is to have a vendor selected at the November meeting if not before.

**Property Manager Report - Maureen Schriener**

Comments/Concerns:

- 342 Abbedale Ct. – parked car/truck 7-31 & 9-6
- 14619 Shower Ct. – weeds 9-6 & 9-13
- 14723 Adios Pass – lake condition 9-1
- 545 Fox – lake condition 8-31
- 14942 Sulky Way – yard needs maintenance 8-29 & 9-6
- 15130 Romalong Lane – pool installation 8-29
- 14625 Adios Pass – lake condition 8-29
- Bees at Common Ground 8-28 (completed)
- The Willow Tree on Greyhound and Oakridge needs to be trimmed back 8-18 Brightview will be out on 8-29 (complete)
- 15107 Shoreway E. Dr. – installing a pool 8-17
- Valleyveiw – repaving/street condition 8-9
- 16 W. Greyhound Pass – drainage questions 8-9
- 357 Abbedale Ct. – cars parked in street 8-1
- 201 Amkey Way – pergola addition 7-27
- 207 W. Admiral Way – outdoor fireplace 7-23
- 417 Fox Lane - deck/patio 7-23
- 15209 Oak Ridge – hole at playground 7-22
- 15126 Count Fleet Ct. – solar panels 7-19
- 515 Sapphire Dr. – weed and yard condition 7-13

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

- Scat Pest Control 9-5 (complete)
- A-1 Concrete 9-6 (complete)
- Appel Heating & Cooling repair at apartment 8-8 (complete)
- Ordered new projector screen 7-19 (complete)
- Stanley Steemer – cleaned the upper-level carpet of clubhouse 9-6
- Dustin Nelson (handyman) IT equipment 6-14 (closed)
- The tennis court sign was updated and emailed to the printer 8-7 (closed)



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Common Ground (Pat Moyer)

- I sprayed bees in the common ground play area bench. Recreation Unlimited will order and install two caps for the common ground bench 8-29 (complete)
- Repair light at Oak Ridge and McNamara Ct. 8-14 (complete)
- 3Crowns will replant the tree at the playground 9-29 (open)
- 3Crowns will place sod at tennis court area 9-29 (open)
- Get a quote to repair/replace and paint the common ground fence (open budget 2023)
- Replace tennis court wall fall 2023 received quote from Brightview (need updated quote 8-8), Ralph Woods Masonary, Lining Landscaping, and no bid from 3Crowns (open)

Common Ground Recreation

- The tennis court sign has been updated and installed 9-6 (closed)
  - Ermco Electric came out and set the court timer from 7 a.m. to 11:15 p.m. 8-22 (complete)
  - An email was sent to John Pyle regarding paint chipping 6-5 & 6-13. Will repair 9-11. Sent an email to Sahar Cromer Pyle's Pools regarding Ben Browning's email on 7-28-23. Concrete will be repaired before painting the pool (per Jason with Pyle's).
- Recreation – order extra tennis bench 2023-2024
  - 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 pound survey, rip rap at Adios and Greyhound (open) Quote rip rap for Adios and Greyhound Pass 9-5
- Brightview to remove small trees from the pond at McNamara Ct. 9-19 (open)

Snack Shack & Pool (Closed)

- Snack shack and lifeguard room cleaned for winter 9-5
- The pool will be emptied, power washed, and re-painted 9-11

Office Information – Welcome Packets

- 3 packets

Transfer Letters/Closing Letters – emailed to the BOD



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Open Items/Budget

- Erik Robertson from RSI will attend the 9-19 board meeting
- A Representative from Pyle's Pools will attend the 10-17 board meeting
- Lakes & Dams - Repair seawall at Greyhound Pass 2024
- Pat Moyer – Replace the stone wall at the tennis courts in 2023
- Pat Moyer – replace tree at playground fall 2023
- Pat Moyer – replace sod at courts fall 2023
- Clubhouse bathrooms – tile and reset toilets 2023
- Pat Moyer – Reserve Study 2-21 & RSI quote 8-9
- Planning and Development – Update on streets and roads (complete)
- Tennis sign-ups and post sign 6-20 (complete)
- Children's work directory 6-14 (open)

**BOARD MEMBER REPORTS:**

**Treasurer – Westin Pigott**

- Need to approve financial monthly reports. They were delayed due to my absence from the previous 2 board meetings.
  - June 2023
  - July 2023
  - August 2023
- If you need to submit expenses for reimbursement, use the template at the link below, and email to [treasurer@thevillagefarms.com](mailto:treasurer@thevillagefarms.com)
  - [https://thevillagefarms-my.sharepoint.com/:x/p/treasurer/ER0M2flylPpGhD9jjus\\_cBbt\\_G5Bhs3TLakArKEYs7A?e=siyQi9](https://thevillagefarms-my.sharepoint.com/:x/p/treasurer/ER0M2flylPpGhD9jjus_cBbt_G5Bhs3TLakArKEYs7A?e=siyQi9)
- The running total through August 2023 of legal costs incurred to the HOA due to the threats of litigation by Dan Blankenmeier totals \$3,705.00. (FY22 and FY23)
  - FY23 Budget calls for total attorney fees of \$2,500, which also covers other legal matters. We are spending more money here than we should be. May have to investigate cutting elsewhere if this continues.
  - Motion to increase the “General and Administrative” budget by \$5,000 from \$36,950 to \$41,950 and to reduce the “Reserve Contribution” accordingly to cover unforeseen legal expenses due to Dan Blankenmeier legal proceedings.

Motion to increase General and Administrative budget to \$41,950 – Westin Pigott

2<sup>nd</sup> – Matt LaPaglia

All – Aye

Opposed - none

Motion Carries: Yes X No

Motion to Approve Financial Reports for June, July, and August 2023 – Rich Overfield



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2<sup>nd</sup> – Westin Pigott

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

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**Planning and Development** - Karl Krukenberg

- Repaving by the city is complete and looks great
- Reached out to city regarding Waste Management turning down residents calling for fall leaf collection
- Looking into development of neighborhood strategic plan

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**Secretary** – Emily Baker

- No report

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**Director, Technology** – Matt LaPaglia

- 1 tennis court user with issue resetting password.
- Don't click on suspicious emails. Always confirm sender or source of email before clicking links.

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**Director of Communications** – Tiffany Liss (Interim)

- No report.

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**Director, Social Events** – Maggie Cordaro

- Garage sale-move to one?
- Car show-Sept 20
- Halloween Party-Oct 28
  - Face painters, pumpkin contest, balloon animals, caricaturists, trunk or treat
- Craft fair-Nov 25
  - 4 person committee created, meeting on Tues, Sept 26
  - Nonresidents pay a fee?
- Christmas party-Dec 9
- Committee: Sarah Pigott, Leah Bryan, Caitlin Zahn, Sonia Johns, Tracy Toombs, Shelby Black

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**Director, Common Grounds** – Patrick Moyer

- No report

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**Lakes & Dams** – Ben Browning (Interim)

- Remove small volunteer trees from waterline of McNamara pond
- Last lake treatments for 2023 will occur 9/25



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- Collecting quotes for rip-rap installation at Greyhound Pass near the culverts between the middle and lower lakes.

**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.

**Vice President – Richard Overfield**

- Met with Traffic director at cit of Westfield to gain more information about and express concerns with vehicle speeds along Greyhound Pass.

**President – Steve Castle**

- Resident asking about craft fair.
- Follow-up on special communication among Westin, Richard, Matt & Tiffany, regarding record keeping system(s), data storage, technology, etc.
- Follow-up on cleaning out the BOD email.

**Directors at Large:**

- No items

**Motion to Adjourn:**

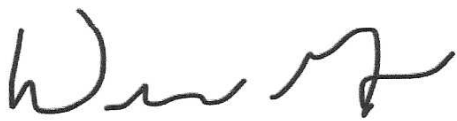

Motion to Adjourn – Westin Pigott

2<sup>nd</sup> – Matt Lapaglia

All in Favor – Aye

All Opposed - none

Motion Carries: Yes  No

Officer Signature		Westin Pigott
President Signature		Steve Castle