



**Tuesday, September 16, 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:**

9 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):
Neil Schneider	14921 Trotter Ct.	None - observing



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### **Old Business:**

Access to the Middle Lake – 3 possible access locations were discussed. The HOA's attorney reviewed the bylaws and governing documents and advised the Board to get approval by vote from the HOA members to purchase property and the Board only has authority to purchase property in specific instances. It was agreed to table the discussion for future meetings and gain additional information to further discussions of the options.

### **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. No response was seen from Michael after Gary's request.

### **Property Manager Report - Maureen Schriener**

#### **Complaints/Comments/Concerns**

- 14619 Shower Ct. – yard maintenance needed. Email sent 9-8 (open)
- 540 Sapphire Dr. patio/grill project 9-8 (closed)
- 14731 Adios Pass – fence installation 9-3 (closed)
- 733 E. Greyhound Pass – question about renting within VF 8-27 (closed)
- 15017 Shoreway E. Dr. – pool installation 8-27 (closed)
- Bees on a park bench at the common ground 8-21 (closed)
- 50 E. Admiral Way – fence easement question 8-22 (closed)
- 206 E. Admiral Way – drainage questions. Contact Hamilton Co Drainage Board 8-20 (closed)
- Tree down at Shoreway along Legacy Oaks property 8-11. Legacy Oaks contractor took care of this 9-3 (closed)
- 698 McNamara Ct. – pool needed cleaning after storm on 8-16 (closed)
- 14809 Senator Way – extend driveway 8-12 (closed)
- 1132 Greyhound Pass – dead plant in entranceway bed. Brightview will look at the replacement 4-30. Plants are healthy 8-12 (closed)
- 655 E. Greyhound Pass – trash in the yard, trash cans left out, the fence needs repair, and debris is present. Email sent to residents 3-3 & 6-25, will be repaired after 7-14. Resident sent an email that the fence project is complete 9-2 (closed)
- Ben Browning – AT&T cell tower 146th and Oakridge. Trees were replaced around tower 9-22. Covers will be in 11-30. Email received from the City of Westfield 12-3. The tower is being worked on 4-29 (open)



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

- Scat Pest Control 9-2 (closed)
- Showed clubhouse 8-20 (closed)

#### Common Ground

- Mulch and sand will be installed 8-22 (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 (open)

#### Common Ground Recreation

- Removed two trash containers from 6 to 4 at the pool. Place trash pickup on seasonal hold until May 2026. 9-9 (closed)
- Ordered 11 dining chairs and five loungers to replace broken and old chairs 9-9 (open)
- Pool closes 9-1
- Maureen Schriener received two compliments on how well the pool was run and how well the courts looked at the board meeting 8-19 (closed)
- Hamilton County Health Department came out for an inspection 8-13 (closed)

#### Lakes & Dams

- Heartland Dredging – two coves at GHP, clubhouse, and Oakridge 9-3 (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. Received a new quote in the amount of \$1210, and the tree was removed 9-9 (closed)
- Wildlife Solutions LLC – muskrat and beaver 7-31 & 8-19 Legacy Oaks will take care of this 8-28 (closed)

#### Snack Shack & Pool

- Total snack shack deposits for summer 2025 \$7642.35
- Cleaned snack shack, lifeguard room, trash cans, and broken chairs pulled to be fixed 9-1 (closed)
- Chairs that need replacement – 1 lounge and six chairs
- Ordered new dining chairs 11 and 5 lounge chairs 9-10 (open)



### Other

- 1 Packet
- 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.

### OPEN ITEMS

- Paint and repair the common ground fence (city of Westfield grant 2025/26)
- Remove the mulberry tree at the clubhouse lake 9-9 (closed)
- Maureen discussed two specific properties, the multiple complaints she has received directed at them, and their lack of fixing the violations or continuing to respond to requests for an update. Maureen made the board aware she would be sending these two properties an Attorney Letter.

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### BOARD MEMBER REPORTS:

#### **Treasurer – Dennis Ressler**

- August Financials previously distributed to the Board  
Motion made by Alfredo Crespo to approve the August monthly financial statements.  
2<sup>nd</sup> – Tiffany Liss  
All in Favor – Aye  
All Opposed - none  
Motion Carries: Yes X No ☐
  - IT Steering Committee update
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#### **Secretary – Ben Browning**

- Motion made by Ben Browning via email on 8/28 to approve the Minutes from the August 19<sup>th</sup> Board Meeting as presented by the Secretary. A majority of Board Members (6 of 11) voted in favor of the motion, therefore the motion passed. The following Directors voted in favor of this motion:
  - Ben
  - Ashley
  - Steve
  - Pat
  - Jeff
  - Tiffany
- Reminder - the October meeting is NOT on the 3<sup>rd</sup> Tuesday, due to Westfield fall break. The meeting will be held on 10/28 per the motion passed during the May meeting. Tiffany and Mike will update the website calendar. Tiffany will post on social media on 10/16 and 10/20 reminding residents the meeting is one week later than usual.



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**Director, Social Events – Ashley Fritts**

- Halloween Trunk or Treat October 11<sup>th</sup> - ideally could still use some volunteers but event can run with current number. Maureen gave OK for clean-up to happen the following morning.
- Craft fair November 29<sup>th</sup> - Lisa taking lead on this event. She has received an abundance of applicants (70) but waiting to finalize vendors as only 3 Village Farms residents have applied. We will be including a canned food drive during this event this year. No cost event.

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**Director, Planning and Development - Karl Krukenberg**

- Nothing to report.

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**Director, Technology – Mike Neal**

- A quote to install a screen and projector in the clubhouse main room has been requested and will be brought to a future meeting.

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**Director, Communications – Tiffany Liss**

- Work has been done to line up the contact lists between Condo Manager and MailChimp to get them to match, to make sure they are as accurate as possible, and to prepare for importing into a new HOA management software once one is selected.

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**Director, Common Grounds – Patrick Moyer**

- Absent – no report.

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**Director, Lakes & Dams – Rich Overfield**

- The Mulberry tree was removed from cove area at the property
- Met with Christian Decker from Environmental Industrial about dredging 4 of the lake coves.
  - He should have a dredging estimate within the next few weeks or so.
  - He did not recommend dredging the cove on the middle lake due to it not being deep enough muck. We wouldn't see much positive impact.
- Sea wall at the tubes on greyhound pass on the Southeast quadrant was repaired by a crew hired by the adjacent homeowner.



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**Vice President – Mike Neal**

- Fill out your special census! Westfield will redistrict prior to the next city council election. This will also affect community funding. City population at 2020 census was 46k. Today's estimate is 65k.
- The Westfield planning commission's Comprehensive Plan will be finalized in the next month. There is not much in the plan that affects Village Farms because the plan relates to undeveloped parcels that will be developed in the future.

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**President – Steve Castle**

- Absent

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**Directors at Large:**

- Nothing to report

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**New Business (including BOD Discussion of guest topics)**

- None

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**Motion to Adjourn:**

Motion to Adjourn made by Karl Krukenberg.

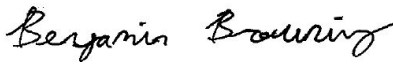

2<sup>nd</sup> – Tiffany Liss

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 8:01 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle