

Village Farms Homeowners Association Board Meeting – July 16th 2019

Call to order: 7:06 pm

Adjourned: 9:32 pm

Roll Call:

Jeff Boller	Jen Cecil	Patrick Moyer
Steve Breslin	Kirk Farley	Allie Petty-Stone
Maggie Browning	Jordan Goddard	Dan Traub
Steve Castle	Doug Holtz	Jen Trenner

Absent:

David Gill	Westin Pigott	
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Property Manager: Maureen Schriener – Present

Guest Business:

Attendees: Joe Bentivoglio, Alex Prokai, Larry Robinson, Bonnie Robinson, Linda Prokai, Michael Hawk, Denise Gowan, Dan Blankemeier, Mary Blankemeier, Gail Castle, Eric Gilbert, Mark Zukerman, David Compton, Nora Bentivoglio, Christine Burrows, Jay Whan, Brenda Whan, Lisa Leahy, Scott Adams, Paul Leahy, Josh Travelsted, Karl Krukenberg, John Mueller, Bob Horkay, Bob Schriener, Miranda Verik, and Carrie Strahl. **Pulte Team:** Rex Ramage and David Compton. **Encore:** Mark Zukerman

Pulte Homes: present to the board the development of the northeast corner at Oak Ridge and 146th. Have a petition to the city council to develop the land and proposed to be the Landings at Village Farms. Scheduled to present to the planning commission on 8-5-19 and then counsel for approval Sept or Oct. If approved land development would start in March or April of 2020. The first phase would be completed around October and then the second phase would start once the first phase was closing out. It would be sometime in 2021 before we would see building of houses in phase one.

Residential section: 94 single family lot (ranch and 2 story lots) average sell price is \$325 to \$350 with an optional basement. Proposing two options to the board of either become part of the current association and HOA or have a separate HOA and pay to be social members (still would be called the Landings at Village Farms. An average population increase of 1.7 people for ranches and 2.7 people for two-story homes. Maintenance of the homes would be the responsibilities of the home owners not the association. Still researching what the impact to the lake would be and what steps need to be taken to ensure the lake(s) are not impacted during the build process. Generally our neighborhoods have fountains in our lakes which also will assist with the maintenance of the lake. The build process will take about 2 ½ to 3 ½ years. Pulte does not build spec homes. There would be at least one model and we do not sell prior to the model being completed. The sign advertising the new section will likely say the high \$200' or low \$300's but will be determined by the Pulte marketing department once the project has been approved. Consultation with traffic engineers will take into account the traffic that is projected.

Commercial section: Located at the northeast corner of 146th street there are 17 acres (in the front) will be commercial. We are anticipating this space to look similar to 161st and Springmill or Ditch and 146th street. Proposed for this area are a pocket park and another park that are dedicated in the name of the family, corner store, pharmacy, assisted living, daycare, minute clinic or bank. Business that has been eliminated are gas station or fast food but we did have a drive thru option for like a coffee shop. Upon completion there will be 5 building in total and the time will depend on what the business occupies the building. Construction should be completed prior to the close out of the residential section of the development. No building will happen until there is at least 50% tenant occupancy unless the building is single tenant.

HOA Proposal: Identify a committee to work with the team from Pulte to identify questions and concerns and a proposal to move forward. Board will then hold a meeting (potentially town-hall style) with the residents to discuss the board's recommendation. **If you would like to email your thoughts or concerns to the board you can email the bod@villagefarms.com.**

Property Manager: Maureen

Complaints/Comments/Concern

- 309 Greyhound Pass – resident signed a contract to replace windows 6-27-19
- 55 trash bin letters went out to residents (first letter) 6-3. Three reminder letters went out to new residents (first letter) 7-10
- 19 trash bin attorney letters went out to residence (second letter) 6-17. All but two residents have taken care of the complaint 7-10

Clubhouse/Apartment/Maintenance

Rental Report – emailed to BOD

Common Ground

- Electrician will be out to replace/repair (Greyhound & Springmill entranceway lights, Superstar entranceway, Fox entranceway and Adios Pass light) 7-9
- Brightview will plant more flowers at Adios and 146th 5-29 & 6-14 (complete)
- Brightview will remove storm damaged tree 7-10
- Brightview – McNamara pond replace pine tree 7-10
- Brightview – McNamara entranceway and Oakridge spray for weeds 7-10
- Brightview – quote for hard edging at clubhouse phase II area 7-10
- Sundown Garden – phase II of clubhouse 6-24 (complete). Area is being watered 7-10
- Oak Ridge & Fox – Prairie project, Baumgartner Co. has received signed contract and encroachment permit has been approved 5-16, 6-17 & 7-10 (Aug 2019)

Lakes & Dam

- Dredging Cove Project – Encore will quote dredging project (email sent) 5-17

Snack Shack – Open

Pool – Open

- New signs are in and have been installed at pool and tennis courts. Lake signs dropped off with Kirk 6-13 (complete)
- Village Farms has a sign in process and every resident that comes to the pool is being verified with their pool card on file. Reminder: please turn in your pool card every year before the pool opens.

OTHER-NEWSLETTER

- UPS Newsletter – Correction for February minutes will be in the next newsletter 4-18

- Newsletter for July 2019 – three months minutes, Covenants & Restrictions on short term rentals like Airbnb and invite to come to the Aug board meeting Aug 20, 2019 7:00 pm

Office Information – Welcome Packets

- 3 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD

Other

- Covenants & Restrictions post on the Village Farms website. Come to Aug 20, 2019 7:00 pm with any questions regarding the Covenants & Restrictions change regarding short term rentals like Airbnb's in Village Farms
 - McNamara Court submitted landscaping plans for a patio with pergola (has approval from the city) we have plans – will communicate board approval
 - Pool and clubhouse rental request – this request is not supported due to insurance liability
 - Insurance – recommend that we increase our Directors and Officers policy to \$5 Million (all in favor of raising the coverage level)
 - Pool access is through sign in sheets which is verified with the pool cards that are in the snack shack. We are going to hire an extra guard on the Memorial Day, 4th of July and Labor Day.
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Recreation: David– Nothing to report

Communications: Maggie

- Will create a boiler plate response for complaints that start on social media
 - We need to identify how we want to communicate when the minutes are available such as an email blast or that residence can pick up minutes at the club house
 - We will want to redact any information that needs to be secure such as names associated with address or bid information
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Treasurer: Steve

- Sent out financials for June
 - Financials for May (all in favor) approved
 - 24 residence still outstanding dues
 - Steve Castle is relieved of his duties of treasurer and Steve Breslin will be acting Treasurer
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Vice President: Open – Nothing to report

Social Events: Jen

- Reservation link has been emailed out and posted on Facebook and Nextdoor. We have started receiving RSVP's.
 - Sent out volunteer request via email to the board
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Directors at Large: –

- Kyle Price notified the board of conflicting priorities and his need to take a break from the board.
 - **Jordan:** Overview of the WeCan Meeting. New solicitation guidelines are they can come to your house unless you have a sticker on your house even though the neighborhood has signs posted
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Secretary: Jen – Nothing to report

Planning & Development: Doug

Village Farms Branding and Social Programming

- Phase 2 of the multi-year project has been completed by Sundown Gardens. Phase 3 is being reevaluated for design and cost considerations. Budgeting for this phase will be planned in the December budget meeting.
 - We continue to wait for a response to our letter regarding our concern with the poor drainage in the swale areas throughout Village Farms sent to the County Commissioners. The letter is noted below.
 - *The issue of drainage in the swale area behind a resident's home was raised during our April meeting. This concern has been supplemented by others over the past few years in different sections of Village Farms. There are a number of drains in the swale areas for storm water runoff which are considered unregulated and "private drains" by the county. Unfortunately, these drains were not petitioned by the Village Farms developer to the county after installation to become regulated drains with the county adopting them for maintenance and upkeep. This oversight results in a number of unidentified and unregulated drains throughout Village Farms that have become blocked for various reasons. This has resulted in little to no drainage in the swale areas; standing water; and, mosquito infestations in the summer. Requests for assistance by residents to the Hamilton County Surveyors Office have been unsuccessful. Individual homeowner attempts in correcting the blocked areas have become difficult due to the homeowners limited knowledge of the correction in addition to difficulty securing the assistance from adjacent property owners. Not only does this present issues from a poor drainage standpoint, it presents a serious health concern and ultimately a tarnished brand of Village Farms. Efforts are underway to secure the assistance of the county commissioners. Phase 2 of the multi-year project is scheduled for June 19 with the work to be completed by Sundown Gardens. Phase 3 is being reevaluated for design and cost considerations. Budgeting for this phase will be planned in the December budget meeting.*
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Common Property: Open – Nothing to report

Lakes & Dams: Jeff

- Solar lights came in and need to installed
 - Lake signs have been installed on the tubes and have a couple more that need to be installed
 - One cove off Greyhound has a large amount of silt and we are looking at options to rectify this issue
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Technology: Dan

- Have over 900 emails in the mailchimp based on the pool card
 - Recap in the next communication on the common area projects
 - Will take care of the transition for treasurer and directors at large
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President: Kirk

- June meeting minutes are approved
 - Received one bid already for the fence and just received another bid
 - We will need to complete some masonry repair on the columns on the 146th fence
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- Would plan for a fall installation
 - We allow for long term rentals in our neighborhood
 - Discussion regarding clubhouse apartment for next meeting
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Secretary Signature		Jennifer Cecil
President Signature		Kirk Farley