

Village Farms Homeowners Association Board Meeting – September 17th 2019

Call to order: 7:01pm

Adjourned: 9:08 pm

Roll Call:

Jeff Boller	Jen Cecil	Jordan Goddard
Allie Petty-Stone	Kirk Farley	Jen Trenner
Maggie Browning	David Gill	
Steve Castle	Doug Holtz	

Absent:

Steve Breslin	Patrick Moyer	Westin Pigott
Dan Traub		

Property Manager: Maureen Schriener – Present

Guest Business:

Attendees: Mike Deneve, Judith Rathiff, Karla Gaston, Charlie Catron, Ann Catron, Bill Spaulding, Mike Johnson, John Servizzi, Jan Macdonald-Smith, Bethany Kramer, Jackie Berthiaume, Emily Baker, Larry Hutson, A. Hugh Macdonald-Smith, Kittie Kubacki, Jay Whan

Update on common area – The common area project on Oak Ridge Dam has started. The project was originally part of the neighborhood plan that was developed in conjunction with the City of Westfield. The intention of the project is to enhance the walking path at the lake and allow for non-lake owner resident(s) parking to enjoy the amenities: benches, wild flowers, lake, etc. The Wild flowers area is being re-sculpted and enhanced with more flowering seeds. It has not looked great for the last couple of years but there is no plan to remove the wild flowers. Funding for the wild flowers was a grant and at the time of installation upkeep was discussed and the board was made aware that there would be some transition with the flowers to get to ideal state. The walking and parking area project was voted on by the board but we did not go door to door to notify residents in the area of the project however residents did have 21 days to dispute the DNR notification, which was mailed out and immediate neighbors did have at least a year’s advance notice. When the project was discussed almost four years ago the board was making decisions in the best interest of the entire community. In the past the dam walkway was much smaller and people could not walk side-by-side in the area. The bench area that was created was in recognition of a board member who passed away and a memorial in that area for him. We thought we would design the area to allow for additional memorials if requested. The dam is a working dam so we cannot plant trees in that area, but there will be more landscaping amenities in that area (i.e. perennials and possible shade options). The area that was used to create parking was a common area and there are times when cars were parked on the street causing it to be dangerous. While we understand that we have had some issues with communication and we hear you that we need to move forward in being transparent with our communications moving forward. Our technology director has some concerns, with us being in the electronic age and the potential information that should not be out to the public but we do want the residents to have this information. We apologize to you for that and we are committed to changing that moving forward. (discussion was contentious)

Lake – There will be a curfew for when residents need to be off the new parking area which will most likely be dusk.

Communication - The board has had lengthy discussions on how to improve the communications with the residents. The newsletter at this time is setup quarterly, but we are looking into other options. The vendor we were using, without notice, stopped producing our newsletter which has created some gaps in residents receiving information. We are still exploring options and know that we are trying to be cost effective as it would have cost us \$20,000 per year to continue with our prior vendor. It was posted on the Facebook page and we have started email blasts so if you are not getting those emails please let the property manager know so we can get your emails added. It is our intention to get the meeting minutes posted in some fashion and we are working with our technology director to ensure information that is intended for our residents only is not going out to the public. We apologize to you for that and we are committed to changing that moving forward. We may produce a monthly newsletter available for pickup at the clubhouse, as well as via an e-mail blast. Some residents desire a hard copy, which we can produce, but it may not be mailed out monthly and available for pickup or requested delivery.

Open Comments - The board has a thankless job and the way we are built you genially don't see us until we are mad about something. You have made it clear that we have the right to attend. I am here for the Pulte project but wanted to let you know that I think that you have worked very hard to ensure we have the information in a timely fashion.

Property Manager: Maureen

Complaints/Comments/Concern

- 733 E. Greyhound Pass – fire pit 9-11
- 129 E. Laredo Way S. – trampoline 9-10
- 14934 Pacer Ct. – Fence 9-6
- 9 E. Greyhound Pass – City of Westfield installed warning stop signs 9-6
- 602 Sapphire Dr. – Remodel/garage 8-19
- 126 Amkey Way – Windows and siding 7-10 (complete)

Clubhouse/Apartment/Maintenance

Rental Report – emailed to BOD

Common Ground

- Brightview – weeds in pine tree at Oakridge and Superstar 9-10
- Brightview – bag worms at Oak Ridge and McNamara 9-10
- Brightview – McNamara pond replace pine tree 8-1 (waiting on cooler weather before replacing tree)
- Sidewalk on Oak Ridge (Greyhound and Superstar) – Travis with the City of Westfield will get this repaired 9-11
- Oak Ridge and Fox Lane – Prairie project, Baumgartner Company has received signed contract and encroachment permit has been approved. Picked up updated encroachment permit 8-2. Project will start 9-9 and should be completed 9-13
- Sundown Garden – staked new tree at clubhouse 9-3 (complete)
- Scat Pest Control – 8-28 (complete)

- Delello – repair circle at clubhouse \$1,200 8-29 (spring 2020). Patch work will be repaired this fall 2019
- Brightview – Phase III, bubbler McNamara pond and 146th fence line clean up. Meeting 9-6 at 2pm Masonry stone repair for fence line – Chimney and Masonry Outfitters (Kourtney Zehn) and Brick Master Masonry (Randell Buck) 9-11

Lakes & Dam

- Dredging Cove Project – Encore will quote dredging project (email sent). Turned over to Jeff Boller 7-16
- Oak Ridge prairie signs will go in after work is complete
- Fish Survey – Due this fall 2019 (every 3 years) Cost will be \$3,690. **Vote 10-yes**
- Aquatic Control will bid on bubbler 9-11

Snack Shack – Closed

- Cleaned snack shack 9-3

Pool – Closed

- Cleaned lifeguard Sept 3rd and 4th
- Marked chairs for re-strapping and replacement (32 each) 9-2
- Lifeguard chairs need replaced 9-2

OTHER-NEWSLETTER

- Covenants & Restriction (short term rentals) ballet vote totals are in:
 - Yes – 428
 - No – 60
 - Duplicates – 10
 - Late ballots – 3 (as of 9-3-19)

Office Information – Welcome Packets

- 4 packets delivered

Transfer Letters/Closing Letters – emailed to the BOD

Other

Officer Nick Bonds will be moving into the Village Farms apartment October 1, 2019 and will take on the cleaning and security duties as required. Renters insurance complete and Tanner Law has updated the lease. Emailed Stephen and Allie regarding the tax form 8-29

Recreation: David– Nothing to report

Communications: Maggie

- We should get a quarterly newsletter since we have a delay in the electronic version
 - We also have the option to print as well and can be picked up at the clubhouse
 - Sending an email out this week about drainage
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Treasurer: Steven

- Sent out financials for revised July and August
 - August financials are approved and will review the revised July financials with the board
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Vice President: Open – Nothing to report

Social Events: Jen

- Halloween party is on October 19th from 1pm-4pm and we will have the lovely Fabulously Fun Company painting faces again
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Directors at Large: –

- **Steve:** Sent out an adjusted spreadsheet on the fencing project for 146th. There is about a \$20,000 difference in the highest bid and the lowest bid. Still need to get clarification on the steel post. Glidden fence is still the lowest bidder and they did our tennis fences. Accept Glidden without the steel posts. **Vote: 10-Yes**
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Secretary: Jen – Nothing to report

Planning & Development: Doug

Village Farms Branding and Social Programming

- Alternative plans are being developed for the last phase of the three-phase clubhouse entryway and circle area landscaping project. A meeting was conducted with Brightview to discuss the parameters and features desired in this last phase. The new plan should be available for the October meeting and board's consideration in time for the December budget meeting.
- A response has been received from Mark Heirbrandt of the County Commissioners to our letter regarding the poor drainage in the swale areas throughout Village Farms. Based on our concern, it is recommended the following letter be sent to all Village Farms residents:

The Village Farms residential community began development in 1973 by Ralph Wilfong. As expected, the development was provided with all of the necessary infrastructure improvements including water, storm and sanitary sewers, and land improvements including drains in the swale areas for storm water runoff. Unfortunately, Mr. Wilfong failed to notify and petition the appropriate county officials of the locations of all of the swale area drains for them to become the county's responsibility. Had this step been taken, these drains would have 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. Individual homeowner attempts in correcting the blocked areas have become difficult due to the homeowners limited knowledge of the needed correction in addition to difficulty securing assistance from adjacent property owners.

Initial past attempts seeking assistance from the city of Westfield and the Hamilton County Surveyor's Office have been unsuccessful with the officials indicating the drains are unregulated or private drains. As a result, they have no responsibility for their maintenance or upkeep. It is extremely unfortunate that the needed identification and petition to the county was not initially made by Mr. Wilfong. It is also unfortunate that current homeowners unknowingly purchased homes in Village Farms with this existing oversight and now have to live with these serious and unfortunate consequences.

Recognizing this situation, the Village Farm Board of Directors has elevated this longstanding concern to the Hamilton County Commissioners due to the past lack of assistance and the problem continuation. Commissioner Mark Heirbrandt has responded to our concern and is willing to advance them to determine what, if any, corrections can be made.

This brings us to this point where we are seeking your assistance as a resident of Village Farms. If you are experiencing drainage issues as described above, please provide the following information by September 30 to:

Maureen Schriener at: propertymanager@thevillagefarms.com.

- *Your name*
- *Your property address*
- *Your email address*
- *Your telephone number*
- *A brief description of your drainage issue*

Our hope is that the county will help to:

- *Identify the unregulated drains*
- *Determine the needed corrective actions to allow for the proper drainage in the swale areas.*
- *Initiating needed remedial action to correct the drainage problem.*
- *Providing ongoing drain maintenance and upkeep to ensure proper future drainage.*

Thank you for your assistance.

Kirk Farley, President, The Village Farms Homeowners Association

Once this information has been developed, it can be provided to the commissioner's office in an effort to determine possible next steps. I recommend the letter be sent to all Village Farms residents to begin this corrective action.

- In an effort to enhance the branding efforts of Village Farms, I recommend the entryway upgrade initiative be assigned to the Planning & Development Director. The initial work on this two to three year project would begin this fall with design plans being developed over the winter. Vote 10-yes
 - An initial reserve would be established at the December 2019 board meeting.
 - Identified improvements would be selected and prioritized by the board.
 - Bid proposals would be requested from landscape firms.
 - Feasible first year (2020) improvements would begin in the spring.
 - Reserves for the second and third year upgrades would be built into future budgets.
 - The improvements would be scheduled over the next two to three years
- Pulte Update: Two plans were presented. One would have homes in the space that designed as commercial but the other had nothing there. Lots would be 10,000-15,000 square feet lots and no commercial. Price range would be in the \$400,000. Not looking for any HOA connection with Village Farms and would have limited amenities. Based on their figures it would cost around \$900-\$1,000 per home owner in upkeep which is not aligned with our dues. Holding a meeting on Wednesday September 17, 2019.

Investment Committee Update

- Certificate of deposit that is renewing and has been renewed in the 15 month certificate of deposit at 2.27%
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- Currently we have a money market account with \$242,000. Recommend that we take \$50,000 to put into a certificate of deposit. Conditional motion that if review of the finances and cash flow is positive. **Vote 10 yes**
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Common Property: Open – Nothing to report



Lakes & Dams: Jeff

- The cove off of Oak Ridge needs to be looked at as well
 - Encore to get a quote for the small cove and a couple others to just excavate
 - Lake signs are all completed except for the upper dam
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Technology: Dan - Nothing to report

President: Kirk

- August meeting minutes are approved
 - Striping on the parking area – put in concrete bumpers but no stripping
 - Drone video – location updates will get with the vendor
 - Country Mulch wants to advertise in our newsletters or in some fashion
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Secretary Signature		Jennifer Cecil
President Signature		Kirk Farley