



**The Village Farms  
Homeowners  
Association Board  
Meeting**

**Tuesday, October 19, 2021,\* 7:00 pm EST**

*\*The Village Farms Board Members met in person, the option to meet virtually for residents and board members were available via Zoom due to current Coronavirus and social distancing recommendations from the CDC.*

**Call to Order: 7:00 pm EST**

**Minutes from Last Month Meeting –**

Motion to Approve – Kirk Farley

2<sup>nd</sup> – Dan Traub

All In Favor – Emily, Tiffany, Steve, Jennifer, Westin, John

**Approve Septembers Financials –**

Motion to Approve – Kirk Farley

2<sup>nd</sup> – Dan Traub

All In Favor – Emily, Tiffany, Steve, Jennifer, Westin, John

**Motion to Adjourn: 8:30 pm EST**

Motion to Adjourn – Kirk Farley

2<sup>nd</sup> – Emily Baker

All in Favor – Tiffany, Steve, Jennifer, Westin, John

**Roll Call:**

- A Quorum was present
- A Quorum was not present

Name:	Title:	Present	Absent
Tiffany Liss	Secretary	x	
Kirk Farley	President	x	
Maggie Browning	Vice President		x
Maureen Schriener	Property Manager	x	
<del>Tracey Toombs</del>	<del>Director At Large</del>		*
David Gill	Recreation		x
John Mueller	Lakes and Dams	x	
Stephen Breslin	Treasurer		x
Emily Baker	Planning and Development	x	
Dan Traub	Director, Technology	x	
Steve Castle	Director, Common Grounds	x	
Jennifer Froman	At Large		x
Jennifer Trenner	Director, Social Events	x	
Rebekah Meldrum	At Large		x
Patrick Moyer	Communications		x



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Westin Pigott	At Large	x	
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**Guest Business / Attendees:**

Name:	In-Person/Virtual	Address:	Comment:
Mike John, Councilmen (Also President of City Council)	In-Person		Pump Station on 146 <sup>th</sup> and Oak Ridge Road*

**\* Water Tower**

- History:
  - When Legacy Oaks Community was being built, VF and other neighborhoods protested successfully as a group to prohibit new commercial business.
  - Pulte agreed to scale down the project- now ranch homes averaging \$550k - \$650k (representative for the current area)
  - 11 acres were donated by the Ressler family to the City of Westfield as a park
    - Mayor decided this park would require too much upkeep and gave the land back to the Ressler family
- APC – December 2019
  - Recommended 11 acres rezoned residential (SF1 / SF2)
- The city of Westfield decided a maximum of 3 (three) homes on the average lots
- Today, Citizens Energy Group –
  - Came to the City of Westfield and purchased 1 (one) acre parcel to put a water tower on the parcel. Nothing in the state code addressing this
- U.D.O. (Unified Development Code)
  - Our U.D.O. does not matter – state statutes take over, therefore there is nothing the city can do to stop the project itself, however, they have pushed Citizens to modify this project in such a way that it better suits its surroundings
- The original plan was for a 70’ diameter around storage tank
  - This plan was for a 40’ on sides x 60’ center high steel dome
  - 7’ Chain-link fence
  - 53 arborvitae(s)
- New Proposal – Accepted by City
  - Replace steel dome
  - 60’ x100’ Concrete Building with a height of 25.3’
  - Additional arborvitae(s) – 173 trees total
  - This option will be much lower profile and will blend with the rest of the area much better
- 11 Acres – Citizens using only 1 acre
- Land to the west – part of the pipeline (Water company will have to maintain)



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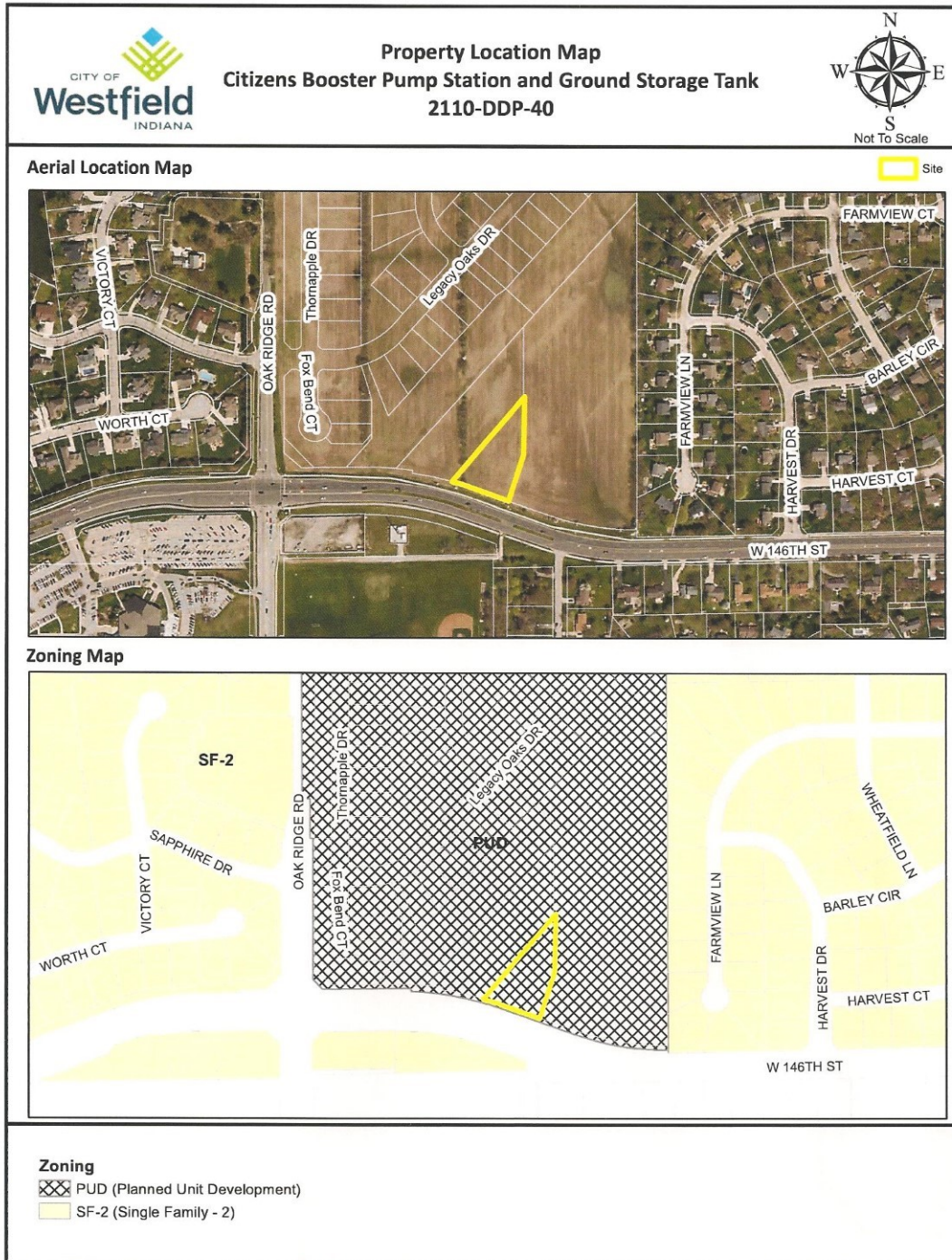
- Land to the east – for sale, \$1.6 million – 8 acres
  - City Council – not rezoned
  - We will need to make sure to monitor for any rezoning requests on this property
- Access
  - Allow 1 (one) cut driveway
- Zoned Single family
  - Can break up into no more than 3 parcels
  - Could have a drive off 146<sup>th</sup> Street
  - Councilman Mike Johns will look into removing the corner from “TIF”

**Oakridge Road Crossing**

- The Hamilton County Leaders (address safety, pedestrian, best practices, etc. concerns)
  - Meeting, Thursday, October 21, 2021
  - Councilman Mike Johns to ask the issue, “what to do with Monon trail uniformity.”
  - Current Presidents and Vice Presidents of local Hamilton County City Council (6 (six) cities total)
    - Tim Hannon, MD is part of this team. He supports Carmel Council, lived on 136<sup>th</sup> and the Monon Trail
      - A wealth of knowledge on safety as a former crash reconstruction expert
- Advise on the Flagpole by Our Lady of Mount Carmel, 146<sup>th</sup> and Oakridge.
  - Pipeline and AT&T – agreed to arborvitae(s) originally promised – not keeping up their end of the agreement
  - Councilman Mike Johns to look into this
  - Dan Traub – forward any additional information to Councilman Mike Johns at [mjohns@c21scheetz.com](mailto:mjohns@c21scheetz.com)

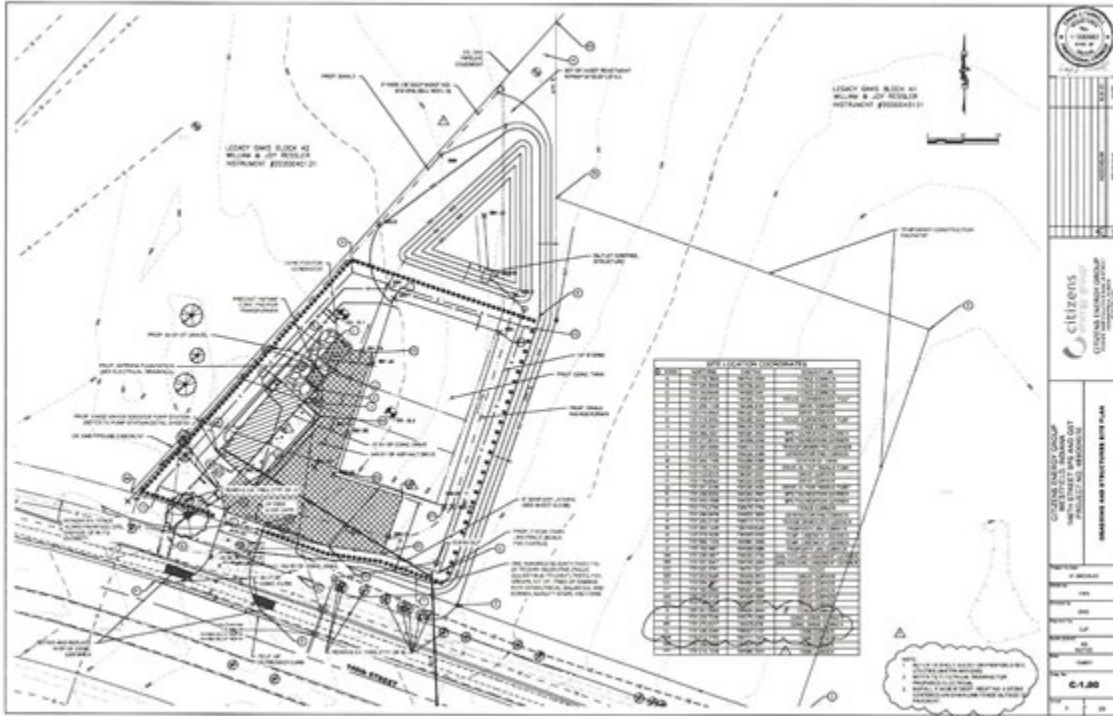


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Greg Templeton	Guest - Virtual	<p>One Guest question for Councilman Johns, please. When will Westfield stop being the ONLY community that requires its residents to buy a subscription (now \$37.50) to pick our fall leaf bags?  A: Greg, please email <a href="mailto:mjohns@c21scheetz.com">mjohns@c21scheetz.com</a></p>
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**Board Report**

**Property Manager - Maureen Schriener**

- Vote on sealing asphalt at clubhouse fall 2021 or spring 2022
  - Clean Blacktop, Hot Pour of Cracks, Curb
  - Original Estimate
  - Due to COVID, increased
  - Motion for a vote on Mays Sealant – Tiffany Liss
    - 2<sup>nd</sup> – Dan Traub
    - All in Favor – Emily, Steve, Jennifer, Westin
    - Motion Carries



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- Update on siding, roof, gutters, and downspout
  - Update on accident on 146th and Oakridge (fence, tree, and grass)
  - Board Report
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**Treasurer – Stephen Breslin**

- September Financial Reports attached for review.
  - Board Members - Please begin identifying potential expenditures and budget requests for the next fiscal year to be discussed in December.
  - See Monthly Report
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**Secretary – Tiffany Liss**

- **October Email Stats**
- October 2021 Agenda and Call-In Information
  - Sent - 978
  - Opens - 408 (41.7%)
  - Clicks - 12 (1.2%)
- The Village Farms October 2021 Newsletter
  - Sent - 989
  - Opens - 494 (49.9%)
  - Clicks - 82 (8.3%)
  - 1 Unsubscribe
- 2021 Fall and Holiday Craft Fair
  - Sent - 988
  - Opens - 501 (50.8%)
  - Clicks - 0 (0%)
  - 1 Bounced
- **Social Media Stats (Facebook\*)**
  - Facebook:
    - Pageviews – 161 (up 10%)
    - People Reached – 743 (down 68%)
    - Post Engagements - 176 (down 42%%)
    - Page Likes – No Data
- Holiday Craft Fair – 10/11
  - Reach - 191
  - Engagement - 2
  - 1 Likes
  - 0 - Shares
- Barktoberfest Announcement -
  - Reach – 250
  - Engagement - 0
  - Likes – 1
  - 0 – Shares



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- Truck Cancellation
  - Reach – 256
  - Engagement – 4
- Why Cook Wednesdays / Bearded Bagel – 9/29
  - Reach – 592
  - Engagement - 64
  - 12 Likes
  - 5 Shares
- Why Cook Wednesdays / Grace Truck – 9/22
  - Reach – 409
  - Engagement – 96
  - 9 Likes
  - 0 Shares

\*Social Media Stats (**Facebook**) *September 24, 2021 – October 18, 2021*

- **BOD Bio's**
  - To date, only received 5 out of 12 BOD Bio's
- **Covenants -**
  - Article III Meetings of Members
    - [Section 4 Notice of Meetings](#)
      - Section 4. Notice of Meetings. A written or printed notice stating the place, day, and hour of the meeting and, in the case of a special meeting, the purpose for which the meeting is called, shall be delivered or mailed by the secretary, or by the officer or person calling the meeting to each member of record entitled to vote at the meeting by the Articles of Incorporation, at the address which appears on the records of the Corporation, **at least ten (10) days before the date of the meeting**. Notice of any meeting of members may be waived in writing by any member and filed with the secretary or by attendance in person.
  - Article IV Board of Directors
    - [Section 8 Resignation and Removal](#)
      - Section 8. Resignation and Removal. Any directors may resign at any time by delivering to the secretary of the Corporation his written resignation, and if the same is not sooner accepted, such resignation shall be considered as having been accepted and as having become effective within ten (10) days after its date. **Board may vote to remove another board member from service if any board member is absent for 3 consecutive meetings and fails to submit a status report or 2 consecutive meetings; or fails to perform, or knowingly violates his fiduciary duties as a board member.**
- Email BOD members not present about Article Covenants and requested rules.
- Video – 20 min historical video of VF
  - Include in November Newsletter
  - Add to Facebook Linking back to the Village Farms Website



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**Director, Social Events - Jennifer Trenner**

- **Halloween Updates**
  - Current sign-ups as of 10/18 - 118 children - cut off for signups is 10/23.
  - We have 19 trunk-or-treat cars. This will be in the poolside parking lot, and I will email the participants rough numbers after the sign-up is closed.  
I will be set up with treat bags, cotton candy, and kettle corn from Mountain Candy Concessions, and mini pumpkins for painting. If the weather cooperates there will be tables set up outside for children to paint. If the weather does not cooperate then this will be a take-home craft.
- **Dan** - please, update the main Village Farms page with the Halloween and Craft Fair information. Still have a garage sale on there.
  
- **Craft Fair Updates**
  - Grace Truck is confirmed for the 9a-12p food truck slot.
    - Rebakah not in attendance
    - Advised to move forward without Rebekah
  - We have 4 possibly 5 vendors currently signed up. Some new folks and some returning. If you know of anyone interested, please have them email me at [social@thevillagefarms.com](mailto:social@thevillagefarms.com) to sign up.
  - Work with Tiffany to resend the email for Craft Fair to people who did not open/reserve a table
  
- **Christmas Updates**
  - There has been a date change due to scheduling conflicts with Santa. He's a very busy guy. The new Zoom with Santa date will be December 12th from 2 pm to 5 pm. The link for signing up for a time slot will be sent out with the December newsletter - families will be able to sign up for 5-minute time slots like last year.
  - **Dan** - please, update the Village Farms calendar to reflect the changes in date/time.

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**Common Grounds – Steve Castle**

- Met with Rick from Brightview regarding dead trees at Adios and 146<sup>th</sup>
  - Clubhouse at end of Pool is a dead tree, Rick will charge to remove and replace
  - Trees removed at entry and the pool/replaced
    - 1-year guarantee (2 years)

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**Lakes & Dams – John Mueller**

- Removed lights off the bridge
- Rip Rap is finished
- Residents' opinion's – planning for 2022 for lakes and dams' perspective





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- Include Survey (with Emily's survey).
  - **OPEN ITEMS (May 2021)**
    - John Mueller– rip rap at Adios and clubhouse
    - Jeff Boller & John Mueller - Did you try the solar lights?
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**Recreation – David Gill**

- New resident, Randi Miles – taking over Tennis
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**Communications – Patrick Moyer**

- **OPEN ITEMS (June 2021) -**
    - Social-If you are interested in helping with Village Farms events for 2021, please contact Jennifer Trenner at [social@thevillagefarms.com](mailto:social@thevillagefarms.com)
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**Vice President – Maggie Browning**

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**Planning and Development - Emily Baker**

- Swing Update
    - Wabash Valley
  - Flagpole / Gas Pipeline / Water tower area
  - Greyhound Pass infrastructure Committee
    - Bobby G. - Resident
    - Karl K. - Resident
    - Emily – Board
    - Steve – Board
    - Kirk – Board
  - Oakridge Sidewalk
- 

**Director, Technology – Dan Traub**

- Updates to the Website
  - Halloween
  - Adjusted Christmas Date
- History Video –
  - Two Gates news/article on our website
  - Video –
    - 1 Trailer – About a minute
    - Featured Length – 30 minutes
  - Resident minutes updated
  - Remove Tracy's access
  - Video – 20 min historical video of VF – posted to the website



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**President – Kirk Farley**

- People moving in / moving out – this is on my board report every month 8 homes closed from September's board meeting to October's board meeting.

**Directors at Large: –**

- Tracy Toombs (Resigned 10/11)
- Jennifer Froman
- Rebecca Meldrum
- Weston Pigott
  - No Updates

**Any New Items?**


No

**Motion to Adjourn: 8:30 pm EST**

Westin – Motion to Adjourn

Emily – 2<sup>nd</sup>

All - All

Secretary Signature		Tiffany O. Liss
President Signature		Kirk Farley