



Tuesday, July 16, 2024

Call to Order: 7:00 PM

**Guest Business / Attendees:**

- Reading Statement of Expectations
- Greeting of Guests & Recording information/comments

Name:	Address:	Comment(s):
Patti Beam	1 E Greyhound Pass	Clubhouse temperature is not cooling during a rental.
Kieron R.	Brightview	Common Grounds Discussion

**Member Roll Call:**

Name:	Title:	Present	Absent
Steve Castle	President	X	
Westin Pigott	Vice President		X
Dennis Ressler	Treasurer	X	
Ben Browning	Secretary	X	
Patrick Moyer	Director, Common Grounds	X	
Karl Krukenberg	Director, Planning & Development	X	
Maggie Cordaro	Director, Social Events	X	
Matt LaPaglia	Director, Technology	X	
Richard Overfield	Director, Lakes and Dams	X	
Randi Miles	Director, Recreation	X	
Tiffany Liss	Director, Communications	X	
Emily Baker	Director At-Large	X	
Jeffrey Yardley	Director At-Large	X	
Michael Kuehl	Director At-Large		X

**Roll Call Results:**

12 of 14 Board Members present

- A Quorum was present? Yes



Name:	Title:	Present	Absent
Maureen Schriener	Property Manager	x	

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**Old Business:**

**Property Manager Report - Maureen Schriener**

Complaints/Comments/Concerns

- Two residents asked about the fall garage sale 7-8 (closed). Please put an update in the next newsletter.
- 14619 Shower Ct. – weeds 7-3 (closed)
- 15121 Citation – lake issues (trash, non-resident fishing, and speeding) 7-1 (closed)
- 501 Fox Lane – new patio 7-1 (closed)
- 14933 Admiral Way – lifeguard question 6-29 (closed)
- 427 Worth Ct. – post swim meets on the VF website calendar 6-20 (closed)
- 15130 Stars Pride Ct.- fence replacement 6-13 (closed)
- 529 Fox – lake question 6-14 (closed)
- 1017 E. Greyhound – Mailbox questions 6-17 (closed)
- 15011 Oakridge Rd. – lake condition 6-13 (closed)
- Ben Browning – replace vent at apartment 6-19 (closed)
- Randi Miles – new water system, music, snacks, DJ for open/close of pool and lifeguard and pool issues 5-25 (open)
- Ben Browning – repair light post at the clubhouse 5-22. Ermco will be out 7-5 (closed)
- 5 Greyhound Cr. – chickens will be re-homed 6-12 (closed)
- 148 W. Admiral Way – two dead trees 5-6, 5-30 & 6-24, 7-9 (open)
- 109 E. Admiral Way South – 146th Street fence needs repair 4-19. On order w/Brightview (open)
- 147 W. Greyhound Pass – siding project is complete and the new fence project will start soon 5-20 & 6-24 (closed)

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

- Westfield Fire Dept did clubhouse inspection 6-19 (closed)
- Screen repair for apartment 6-5 (closed)
- Quote to replace window in apartment 6-4. Steve approved on order 6-24 (open)
- Ermco – fixed the light post at the circle at the clubhouse 7-5 (closed)

Common Ground

- Second meeting w/3Crowns 1000 GHP re-quote 6-6 received 6-17 (open)
- Second meeting w/Brightview 1000 GHP re-quote 6-5 received 6-17 (open)
- Brightview quoted to fill sinkholes next to the lake wall at the back of Clubhouse 5-6. Updated quote 5-31 work completed 6-13 (closed)



- Meeting w/Pay Moyer, and 3Crowns 1000 Greyhound Pass 3-25. Received quote 3-27. Requote this area meeting with Brightview, Pat, and Steve is scheduled for 6-5 @ 2 pm (open)

#### Common Ground Recreation

- Leslie came out and patched the courts 6-18 and 6-19 (closed)
- Ermco will replace the men's bathroom hand dryer at the pool received quote 5-30 and installed 7-18. Braker hit no need to replace dryer 6-24 (closed)
- Paint common ground fence 5-20 (open)

#### Lakes & Dams

- Muskrat next reported to Tom Morelock 6-19 (closed)
- Brightview will be at our next board meeting 7-16 (open)
- Stopped several non-residents and asked them to please stop fishing our lakes (closed)
- I picked up new signs (private property) 5-31, 7-2 (open)
- Have Richard Overfield install a new sign at Oakridge and Fox 5-31 (closed)
- Fish study 5-29. The study will be completed by 7-28 (waiting on report/open)
- Richard Overfield, Karl Kruenberg, and Maureen Schriener met with the DNR 5-16 (waiting on report/open)
- Erosion off of Oakridge and Fox area. The city of Westfield will take care of fixing this 5-20 (closed)
- Morelock Wildlife Control has been out and set traps to catch muskrats. So far ten have been caught in April – Dec 2024 (open)

#### Snack Shack & Pool (Open May 25!)

- Ermco looked at GFCI outlet in the snack shack and it is working 7-5 (closed)
- Pool handles need to be tightened and fixed 6-18 (closed)
- John Pyle will call in a specialist to look at paint/pool 6-10 (open)
- Hamilton County Health Department inspected the pool, baby pool, and snack shack 5-31 (closed)
- L.D. Smith will quote for a new water faucet 5-28 (open)
- Ordered nine new chairs for the pool 5-6 six-week delivery (closed)
- Hoosier Refinishing will repair 13 loungers 6-10. Delivered 6-26 (closed)

#### Office Information – Welcome Packets

- 2 Packets

#### OPEN ITEMS

- We have 5 residents who have not paid their dues as of 7-9-24
- Pyle's gave us a pole to clean the ponds 7-10 (closed)
- \$100 late payments will go out on June 28, 2024



- Richard Overfield – stone at Greyhound Pass and Adios Pass (Maureen will get quotes for a budget meeting in Dec 2024)
- Emily Baker – tree in the lake. Steve will contact the attorney 5-24

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#### **BOARD MEMBER REPORTS:**

##### **Treasurer – Dennis Ressler**

- Fiscal Year 2024 – 2025 Budget Spread presentation
- Present June 2024 Financials
- As of July 13 there have been 777 of 782 member dues paid. The five Members who had not paid their Dues have been notified and penalties have been applied
- Motion made by Matt LaPaglia to approve June monthly financials as presented by the Treasurer
  - 2<sup>nd</sup> – Jeff Yardley
  - All in Favor – Aye
  - All Opposed - none
  - Motion Carries: Yes X No
- Motion made by Pat Moyer to authorize the Treasurer, Dennis Ressler, to create an investment account with Regions Bank. The authorized signers on this account will include the Board President, Steve Castle, and the Board Treasurer, Dennis Ressler. Investments of this account will be restricted as required by state law applicable to tax exempt Homeowners Associations and will qualify for FDIC insurance.
  - 2<sup>nd</sup> – Pat Moyer
  - All in Favor – Aye
  - All Opposed - none
  - Motion Carries: Yes X No
- **Blankemeier Legal Fee summary**
  - To date, (June 2024) the legal expenses in dealing with the lawsuit brought by Dan Blankemeier has cost the association \$15,827 of neighborhood funds since the threat of litigation was made. Of this, \$4,106 was billed in July related to June services. This was not included in the June financials as it was received after the accounting cutoff.

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##### **Planning and Development - Karl Krukenberg**

- Nothing to report.

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##### **Secretary – Ben Browning**



- Motion to approve the meeting minutes from the June monthly meeting was made by Ben Browning via email vote on 6/22/2024. Affirmative vote responses were received from the following board members: Dennis Ressler, Matt LaPaglia, Maggie Cordaro, Karl Krukenberg, Tiffany Liss, Steve Castle, Jeff Yardley, and Rich Overfield. Affirmative votes were received from 9 board members, which is a majority of the 14-member board.

Motion Carries: Yes X No

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**Director, Technology** – Matt LaPaglia

- Nothing to report.

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**Director of Communications** – Tiffany Liss

- Discussion was held regarding who and how quickly the Property Manager (PM) and/or board members should respond to residents' requests. Inquiries submitted via the website portal go to all board members and the PM. Preference is for the PM to respond unless the inquiry is clearly referencing a particular area of responsibility and the question would be best answered by the board member representing that area of responsibility. The website and the automatic response sent in response to a submitted inquiry were all updated to align on the timeframe expectations in which responses should be received.

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**Director, Social Events** – Maggie Cordaro

- 4<sup>th</sup> of July Parade
  - Had to be delayed due to weather
  - Still had a good turnout
  - Thank you to Tiffany for relaying communication re: delays
- Splash Bash
  - Sign up sent in July newsletter
    - 39 adults, 49 kids so far
  - Please choose a volunteer slot in the sign-up genius
  - Will need checks for Big Hoffa's and vendors
  - Confirmed times with vendors
  - Send links in separate email
- Fall Garage Sale
  - Low participation last year
  - Board agreed residents can hold garage sales if they wish but there would be no official neighborhood-wide garage sale this fall.
- Car show
  - Date set for Sept 18
  - What is needed from me?
- Financials
  - Submitted reimbursement for fishing tournament via bills portal
  - Update on new credit card?



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**Recreation – Randi Miles**

- Pickleball Social – September 7<sup>th</sup>
- Bought 12 noodles for anyone to use at the pool per the lifeguard's request
- Looking into replacing the pool speakers in next year's budget
- Looking into replacing the pool water fountain in next year's budget

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**Director, Common Grounds – Patrick Moyer**

- Brightview representative gave a presentation on the proposed scope of work at 1000 Greyhound near the lower lake. Stumps will be ground, soil leveled, grass seed spread, straw mat placed down, then herbicide sprayed to kill sprouting saplings and shrubs. Surface will be left in a condition that it can be mowed.

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**Lakes & Dams – Rich Overfield**

- Some residents requested additional treatment on the upper lake to treat the aquatic plant [Naiad](#). AQ will be out to treat this on the 23<sup>rd</sup>
- The treatment on the 23<sup>rd</sup> will have a one-day irrigation restriction, so no watering until the 25<sup>th</sup>
- Would like Maureen to follow up on the dam inspection reports.
- Maureen asked AQ for an update on the Fish Study final report and they said they would have it completed in the next few weeks.
- The electrical breaker for the aerator at Mcnamara Pond keeps tripping and I have reset it a few times. It's still currently working but may be having issues.

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**Vice President – Westin Pigott**

- Absent – no report

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**President – Steve Castle**

- Board was made aware that the Treasurer wishes to begin using the online bill pay services of Regions bank as the means of writing as many checks as possible. The treasurer will enter the check requests on the website. The Board's bookkeeper will have visibility to all checks and will verify each check and the amount each month when preparing the monthly reports.
- A discussion was held regarding whether or not an audit of the HOA's finances is needed at this time. The recent change in the Treasurer position has provided a new set of eyes and a review by an independent person. A financial audit is not necessary at this time and would not provide significant cost benefit. It was decided that a review of all policies and procedures should be conducted which would ensure that all documentation is being properly filed such as invoices, receipts, and other documents needed for financial verification purposes.
- A discussion was held on the need to communicate findings and recommendations from the Reserve Fund Study (RFS) to the residents. The Board agreed that the RFS should be made available to any resident who asks to see it and that it will also be posted on the website but not





until the communication goes out to all residents. The Board is working toward having the communication ready to be sent within the next few months but prior to the end of the year. Steve asked each board member to reread the RFS and come to the August meeting with their thoughts on what the major items are that should be communicated to the neighborhood. The communication should include at least the following:

- statistics on what the HOA’s major operating expenses are and the trend of their increasing costs over the past 3 years
- Major findings of the study and major expenses expected within the next 10 years
- Status of reserve funds
- Anticipation of increases to association dues in year(s) to come

**Directors at Large:**

- No Items

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

- No new business

**Motion to Adjourn:**

Motion to Adjourn made by Matt LaPaglia



2<sup>nd</sup> – Tiffany Liss

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 9:16 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle