



Tuesday, June 18, 2024

Call to Order: 7:02 PM

Guest Business / Attendees:

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

Name:	Address:	Comment(s):

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:

9 of 14 Board Members present

- A Quorum was present? YES



Name:	Title:	Present	Absent
Maureen Schriener	Property Manager	X	

Old Business:

Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns

- 366 Abbedale Ct. – drainage issue 6-10 (closed)
- Ben Browning – replace vent at apartment 5-31 (open)
- 233 Admiral – fence installation 6-4 (closed)
- 428 Sapphire – question regarding fishing on private property 6-4 (closed)
- 713 Citation – fence installation 5-30 (closed)
- Randi Miles – new water system, music, snacks, DJ for open/close of pool and lifeguard and pool issues 5-25 (open)
- Question regarding – pickleball and fishing 5-24 (closed)
- Ben Browning – repair light post at the clubhouse 5-22 (open)
- Ben Browning – repair drain at Adios and clubhouse entranceway 5-30 (closed)
- 16 W. Greyhound Pass – drain question 5-23 (closed)
- 219 Admiral Way – trailer 5-23 (closed)
- Jeffrey Yardley – question regarding trailer in VF 5-21 (closed)
- 219 Admiral Way – trailer 5-21 (closed)
- 15257 Dan Patch Ct. – outside remodeling project 5-20 (closed)
- 14619 Shower Ct. – long grass and weeds 5-17 (closed)
- 5 Greyhound Cr. – chickens will be re-homed 5-13 (open)
- 148 W. Admiral Way – two dead trees 5-6 and 5-30 (open)
- 1132 Greyhound Pass – entranceway flowers need better dirt 4-24. We will add dirt before summer flowers go in (closed)
- 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 (open)

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

- Screen repair for apartment 6-5 (open)
- Scat Pest Control 6-4 (closed)
- Quote to replace window in apartment 6-4 (open)
- Ryan Fire Protection inspected the clubhouse 6-3 (closed)
- I cleaned the apartment for rentals on May 31, June 1, 2, and 3 (closed)



- I did a deep cleaning of the clubhouse (baseboards, cleaned rug, cleaned all doors, appliances, windows, and painted front door) 5-30 (closed)
- Walk through with new police officers 5-26 (closed)
- Cleaned upper/lower clubhouse after rental 5-25 (closed)
- Carpet replaced 5-30 (closed)
- Deep cleaned apartment 5-23 (closed)
- Ermco – added two new lights to pool area 5-23 (closed). Ermco will adjust the lights next time they are out (open)
- Ermco – temporarily fixed the light post at the circle at the clubhouse. Ermco will be back to fix 5-23 (open)
- L.D. Smith/Pyle's – will fix bathroom showers at pool 5-24 (closed)
- Ermco – quoting new hand dryer for men's pool bathroom 5-28 (open)

Common Ground

- Second meeting w/3Crowns 1000 GHP re-quote 6-6 (open)
- Second meeting w/Brightview 1000 GHP re-quote 6-5 (open)
- Brightview quoted to fill sinkholes next to the lake wall at the back of Clubhouse 5-6. Updated quote 5-31 (open)
- Brightview treated the prairie grass Fox and Oakridge 5-31 (closed)
- Meeting w/Pat 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)
- Meeting w/Pat Moyer, and 3Crowns 733 Greyhound Pass to trim two trees 3-25. Pat Moyer approved the quote on 3-27 work will be scheduled for 5-31 (closed)

Common Ground Recreation

- Ermco will replace the men's bathroom hand dryer at pool 5-30 (open)
- Paint common ground fence 5-20 (open)

Lakes & Dams

- Maureen - Stopped several non-residents and asked them to please stop fishing our lakes (open)
- Rich - Stopped teenagers from climbing the fence at club house and going onto private property
- Maureen - New signs have been ordered (private property) 5-31 (open)
- Maureen - Have Richard Overfield install a new sign at Oakridge and Fox 5-31 (open)
- Maureen/Rich - Fish study 5-29 (waiting on study/open)
- Richard Overfield, Karl Krukenberg, and Maureen Schriener- meet with the DNR 5-16 (waiting on report/open)
- Maureen/Rich - Erosion off of Oakridge and Fox area. The city of Westfield will take care of fixing this 5-20 (open)



- Maureen - Sinkhole next to lake wall at back clubhouse parking lot. Morelock Wildlife Control has been out and set traps to catch muskrats. So far ten have been caught in April – Dec 2024 (open)
- Maureen/Rich - Asked Aquatic Control to perform an additional treatment on the middle lake to address some overgrowth of vegetation/algae after a resident reported the issue. Please note that the runoff from Legacy Oaks (yard fertilizer) appears to be stimulating the overgrowth on the south half of the lake.

Snack Shack & Pool (Open May 25!)

- John Pyle will call in a specialist to look at paint/pool 6-10 (open)
- Replaced two chemical feeders 6-8 (closed)
- 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)
- L. D. Smith replaced showers at pool 6-6 (closed)
- Ermco quoted two lights for the pool. Steve Castle approved 5-6 (closed)
- Ordered nine new chairs for the pool 5-6 six-week delivery (open)
- Hoosier Refinishing will repair 13 loungers 6-10 (open)
- Fixed loose handrails at pool steps (closed)

Office Information – Welcome Packets

- 1 packet

OPEN ITEMS

- Stone at Greyhound Pass and Adios Pass (lake)

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- Fiscal Year 2024 – 2025 Budget Spread presentation
- Present May 2024 Financials
- As of May 31 there have been 724 of 782 member dues paid. Members who had not paid their Dues have been notified.
- Motion made by Matt LaPaglia to approve May monthly financials as presented by the Treasurer
 - 2nd – Tiffany Liss
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No
- Motion to authorize the Treasurer to create an investment account with Regions Bank presented by Dennis made by Tiffany



- 2nd – Matt
- All in Favor – Aye
- All Opposed - none
- Motion Carries: Yes X No
- To date (June 1) the legal expenses in dealing with the lawsuit brought by Dan Blankemeier has cost the association \$11,811 of neighborhood funds since the threat of litigation was made.
- Motion made by Ben Browning to allow the Treasurer to contract with Regions Bank to obtain credit cards as needed for board members.
 - 2nd – Tiffany Liss
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No

Planning and Development - Karl Krukenberg

- Received a response from Michael Pearce, City Engineer of Westfield, regarding the sight distance concerns at the Adios Pass and 146th Street intersection, specifically when turning Left from Adios Pass.
 - I [Michael Pearce, City Engineer] had Joe Rengel, our new PM, go out and take a look at this location. I have copied his technical response below, but to summarize concisely, if you follow the book and use the position as stopped behind the stop bar, this does not meet the ISD per the Indiana Design Manual. However, if you stop at the sign and creep up to just behind the crosswalk, as many people do, there is adequate sight distance. So I would say there is an argument to be made either way. Personally, just from a quick observation, I would say the sign is much closer than typical neighborhood signs, but it was probably installed long before we had permits for these and checked the sight distance.

From IDM, need 7.5 seconds of time gap for decision making to turn left from a stopped condition on the minor street of an intersection onto the major street, when the major intersection is 2 lanes. Then, you add 0.7 seconds of time game for each additional lane you need to cross. Since there are two additional lanes (second WBTH lane and the left turn lane), the total time gap time should be $7.5 + 2 \times 0.7 = 8.9$ seconds.

Using the intersection sight distance formula, the ISD needed is then $1.47 \times 8.9 \times 45$, with 1.47 being the constant, 8.9 being the time gap, and 45 being the speed lime. As such, the ISD needs to be at least 589 feet.

From being out on location, when a NB car is stopped at the stopped bar, there is significantly less than 589 feet of sight distance when a NB car on Adios Pass looks



to his right to judge the gap of EB 146th traffic due to the subdivision sign and landscaping. However, the stop bar is pushed back quite a bit due to the crosswalk for the south approach with the multi-use path that the County has built. When inching a NB vehicle up into the crosswalk as all vehicles seen in the field do, I was able to count the number of pavement marking skips in the EB lanes to approximate the ISD when stopped in the crosswalk. There were 8 pavement marking skips (which are 40' each) between Adios Pass and Springmill Ponds Blvd, and then at least 6 pavement parking skips west of Springmill Ponds Blvd. From GIS, I can measure that there is approx. 80 feet between skips at the intersection. As such, without physically measuring, I can see that there is at least $8 \times 40 + 80 + 6 \times 40 = 640$ feet of intersection sight distance when stopped on the crosswalk.

- Reached out to the City regarding emergency overflow of the sewer system into Cool Creek watershed. According to the post from the county, IDEM was contacted. Trying to determine location of sewage outlet, no response from Citizens.
- Reached out to the Hamilton County Drainage Board requesting them to fix the gap in the joint of the end section separated from the pipe near the retaining wall by the tennis court. This work has been completed.

Secretary – Ben Browning

- Motion to approve the meeting minutes from the May monthly meeting made by Ben Browning
2nd – Matt LaPaglia
All in Favor – Aye
All Opposed - none
Motion Carries: Yes X No

Director, Technology – Matt LaPaglia

- Nothing to report.

Director of Communications – Tiffany Liss

- Continue to receive a great amount of positive feedback on the monthly newsletter
- Residents are engaging with our social media posts
 - Particularly posts that give highlights to events with resident(s) photos
- Establish Content Calendar to share with the BOD for scheduled emails and social media posting(s) -
 - Topic(s) and Dates of email delivery to residents
 - Social media posting for upcoming events

Director, Social Events – Maggie Cordaro



- Last Day of School
 - Kona Ice made their minimum of \$250 in sales
 - Good turn out
- Fishing tournament
 - Sat, June 15, 5-8 pm
 - Approximately 75 people participated
 - Rich suggested to move to the morning in 2025 and board agreed
- 4th of July Parade
 - Been communicating with Sonia Johns
 - Items purchased: tattoos, flags, popsicles, balloons
 - Can use same signs from last year
 - Contacted WFD to lead the parade
 - Tiffany to send out updated parade time in email
- Splash Bash
 - Contract signed for rental equipment
 - Big Hoffa's will cater again
 - Send out sign up in July newsletter
 - Will need lots of volunteers
 - Duck race
 - Board was in agreement to charge \$15/family for Big Hoffa's
- Misc
 - Maggie requested more volunteers to help with putting out and picking up signs

Recreation – Randi Miles

- Bought 12 noodles for the pool for anyone to use.

Director, Common Grounds – Patrick Moyer

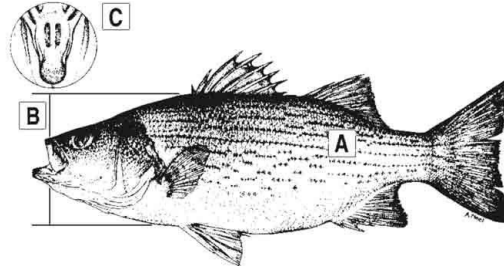
- Pat was not present at the meeting but asked Maureen to share the following information:
- Brightview arborist Bill Shells conducted another walk-through and re-marked trees which he recommends should stay or be removed. Quotes from Brightview and 3Crowns were presented. The Brightview quote is approximately \$900 more. The result of a board discussion is that more information is needed on how the property will be left at the conclusion of the scope of work of the contract is needed before the quote can be accepted.
- Discussion also determined it is necessary to have a more defined vision of what the finished product of this project will produce on this piece of property before commencing with clearing any vegetation or trees.

Lakes & Dams – Rich Overfield

- Aquatic Controls completed Fish Survey on all 4 lakes on May 29th. Awaiting final report.
- Picked up the trash at the bridge common area
- Wildlife Solutions is actively trapping Muskrats and has caught 10 so far.



- DNR dam inspection of upper and lower lakes completed. No major deviations, waiting on reports to be received.
- I recommend addressing any problems areas of algae/vegetation with additional treatments.
- Would like to revise the Common Property Rules around Fishing. Aquatic Control recommends harvesting fish due to there being too many fish and not enough food.
- Proposed Revisions:
 - Remove rule 18.E barbless hooks rule (not practical)
 - Remove rule 18.d catch and release only rule.
 - Make a new rule around catch and release: *"Fishing is Catch & Release for Hybrid Striped Bass (Wipers) only; all other fish may be kept following all state and local laws. Hybrid Striped Bass have a silver body and broken horizontal stripes. They're robust and have two tooth patches on the tongue."*



Vice President – Westin Pigott

- Absent – no report

President – Steve Castle

- Reminder that board business should be conducted at the board meetings and that topics should be discussed with the entire board present at the meeting, then a decision made.

Directors at Large:

- No topics for discussion

New Business (including BOD Discussion of guest topics)

- No topics



Motion to Adjourn:

Motion to Adjourn made by Matt LaPaglia

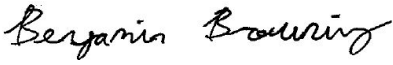

2nd – Tiffany Liss

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 9:50 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle