



Tuesday, May 21, 2024

Call to Order: 7:01 PM

**Guest Business / Attendees:**

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

Name:	Address:	Comment(s):
Paul Ash		Suggestions for how to develop the Greyhound common area.
Carol Ash		Encourage leaving natural growth old trees but taking out small shrubs

**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 and 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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**Reserve Study Final Questions with Matthew Shergalis from Village Reserve, LLC.**

Final question, answer, and discussion opportunity with Matt Shergalis regarding reserve study. BOD was in agreement to consider the report finalized once the last round of comments are included.

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Meeting Minutes from the April Monthly Meeting were approved by vote of the Board of Directors held via email on 4/19/24. Vote via email is allowed per Bylaws Article V, Section 12.

Motion Made by Ben Browning via email.

The following Affirmative votes were received via email: Ben Browning, Jeff Yardley, Dennis Ressler, Pat Moyer, Rich Overfield, Westin Pigott, Karl Krukenberg, Steve Castle

No votes were received in opposition to the motion.

8 positive votes were received, which is a majority of the current board of 14 members

Motion Carries: Yes X No

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**Old Business:**

**Property Manager Report - Maureen Schriener**

Complaints/Comments/Concerns

- 5 Greyhound Cr. – chickens will be re-homed 5-13
- 218 W. Admiral Way – repaving, fence, shed, and sign questions 5-8 (close)
- 148 W. Admiral Way – two dead trees 5-6 (open)
- 461 Sapphire Dr. - vehicle parked in the street 5-3 (closed)
- 14854 Victory Ct. – C&R’s regarding campers in VF 5-1 (closed)
- 725 E. Greyhound Pass – mailbox question 4-29 (closed)
- 219 W. Greyhound Pass – replace fence 4-26 (closed)
- 1132 Greyhound Pass – entranceway flowers need better dirt 4-24. We will add dirt before summer flowers go in (open)
- 109 E. Admiral Way South – 146th Street fence needs repair 4-19 (open)
- 147 W. Greyhound Pass – siding project will start this week and the fence will be replaced or repaired 4-15 (open)

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

- Officer Nick is moving out of the apartment, and a new Westfield police officer is moving in sometime in June, Officer Kirsten.



- Ermco came out and replaced three parking lot lights 5-6 (closed)

#### Common Ground

- Brightview quoted to fill sinkholes next to the lake wall at the back of clubhouse 5-6
- Meeting w/Pat Moyer, and 3Crowns 1000 Greyhound Pass 3-25. Received quote 3-27 (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 (open)
- Steve approved Brightview to remove small trees from the McNamara Pond 4-30 (closed)

#### Common Ground Recreation

- Paint common ground trash fence and pool chemical fence 4-30 (closed)

#### Lakes & Dams

- The resident emailed regarding the condition of the fish. The survey will be completed at the end of May 2024
- Sinkhole next to lake wall at back clubhouse parking lot. Morelock Wildlife Control has been out and set traps to catch muskrats April – Dec 2024

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

- Meeting w/VFST Sarah Pigott 5-14
- Cleaned snack shack 5-13
- Ermco quoted two lights for the pool. Steve Castle approved 5-6
- Ordered nine new chairs for the pool 5-6
- Waste Management will start picking up pool trash on 5-23
- The pool and baby pool was repainted 5-2
- Purchased snack shack items 5-7
- Painted outside of snack shack 5-6
- Please read through the pool rules on the VF website

#### Office Information – Welcome Packets

- 2 Packets
- Transfer Letters/Closing Letters – emailed to the BOD

#### OPEN ITEMS

- Thank you to everyone who has paid their HOA dues this year. If you have not yet paid please send a \$550 payment to  
The Village Farms  
PO Box 717  
Westfield, IN 46074
- Please return your pool card on or before May 25, 2024
- Pat Moyer – tennis wall drain (Brightview)
- Karl Krukenberg – drain at the back parking lot (Hamilton Co. Drainage Board)
- Karl Krukenberg – VF asphalt/repaving 2024 (city of Westfield)
- Karl Krukenberg – sign at 146th (city of Westfield/County)
- Ben Browning/Richard Overfield – stone at Greyhound Pass and Adios Pass (lake)
- Emily Baker – tree in the lake – item discussed in depth but Indiana law and insurance precedent state the fallen tree is the responsibility of the property owner on which the tree falls. BOD will



consult with HOA's attorney to confirm the HOA has no authority to require homeowner to pay to have a tree removed which has fallen onto common grounds property.

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

##### **Treasurer – Dennis Ressler**

- As of 5/21 there have been 672 of 782 dues paid. Dues were due May 1. Maureen will be following up with all members who have not yet paid.
- April Financial Update provided by Dennis
- Motion to approve April monthly financials presented by Dennis made by Matt LaPaglia
  - 2<sup>nd</sup> – Westin Pigott
  - All in Favor – Aye
  - All Opposed - none
  - Motion Carries: Yes X No
- 2023-2024 Fiscal Year Financial Update provided by Dennis
- Motion to approve 2023-2024 (FY 2023) annual financial report made by Westin Pigott
  - 2<sup>nd</sup> – Pat Moyer
  - All in Favor – Aye
  - All Opposed - none
  - Motion Carries: Yes X No
- To date (May 1) the legal expenses in dealing with the lawsuit brought by Dan Blankemeier has cost the association \$8,557.00 of neighborhood funds since the threat of litigation was made.

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

- Sight distance concerns at the Adios Pass and 146<sup>th</sup> Street intersection, specifically when turning Left from Adios Pass. Reached out to City, they said they would complete a site distance study, awaiting a response.
- 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, awaiting response.
- 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
- City released a "Capital Improvement Plan" which is the first plan of this type the City has had. The plan details which capital projects the City plans to fund and when. [The plan can be found here on the city's website.](#)
- Will seek clarification from the City regarding whether they designate the "shoulders" of Greyhound Pass to be a parking lane or a recreational space?
- Westfield repaving update none occurring in 2024 but Village Farms will be a focus for 2025, 2026, & 2027 and will include resurfacing as well as curb & gutter replacement.



- Discussion on whether enough helpful questions can be developed to send out a survey to the neighborhood. Microsoft can be used if we decide we want to send a survey. The Survey Monkey license will not be renewed.

**Secretary – Ben Browning**

- 2023 Annual Meeting Minutes, March 2024 monthly meeting minutes, and April 2024 monthly meeting minutes have been posted to the website.
- 1<sup>st</sup> draft of each Board Member’s term start and end date was sent to everyone for review.

Name:	Current Position:	Joined the Board	End of Current Term	Year
Westin Pigott	Vice-President	April 2019	April 2025	3 of 3 of 2 <sup>nd</sup> term
Patrick Moyer	Director, Common Grounds	April 2019	April 2025	3 of 3 of 2 <sup>nd</sup> term
Maggie Cordaro	Director, Social Events	April 2022	April 2025	3 of 3
Matt LaPaglia	Director, Technology	April 2022	April 2025	3 of 3
Emily Baker	At-Large	April 2020	April 2026	2 of 3 of 2 <sup>nd</sup> term
Karl Krukenberg	Director, Planning and Development	April 2023	April 2026	2 of 3
Richard Overfield	Director, Lakes & Dams	April 2023	April 2026	2 of 3
Steve Castle	President	April 2018	April 2027	1 of 3 of 3 <sup>rd</sup> term
Ben Browning	Secretary	April 2024	April 2027	1 of 3
Randi Miles	Director, Recreation	April 2024	April 2027	1 of 3
Tiffany Liss	Director, Communications	April 2024	April 2027	1 of 3
Jeffrey Yardley	At-Large	April 2024	April 2027	1 of 3
Dennis Ressler	Treasurer	April 2024	April 2027	1 of 3
Michael Kuehl	At-Large	April 2024	April 2027	1 of 3

**Director, Technology – Matt LaPaglia**

- Microsoft is forcing 2 factor authentication on our Office365 logins soon.
- Need new credit card to use for Office365 subscription. Subscription is a year at a time and next invoice date is 10 months away. Agreed to pay for it and submit a reimbursement request.



- Shuffling email addresses for existing members and assigning emails to new board members.
- Provided details to a resident inquiry about what is included in the technology budget.
- Zoom account cancelled.
- SurveyMonkey account cancelled.

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**Director of Communications – Tiffany Liss**

- Absent – no report

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**Director, Social Events – Maggie Cordaro**

- Garage Sale
  - May 10-11
  - Fall garage sale? - discussed, and will not have a VF BOD sanctioned event, doesn't mean individuals can't have their own.
- Last day of school
  - Kona Ice truck 4-5 pm
  - Games, activities at the playground
  - Pool restrooms will be accessible
- Fishing tournament
  - Sat, June 15, 5-8 pm
  - Sign up genius sent out, only 1 response, will send again in a dedicated email and facebook post so that an approximate number for pizza can be obtained.
  - Judges needed
- 4<sup>th</sup> of July Parade
  - Will meet with Sonia Johns
- Splash Bash
  - Contract signed for rental equipment
  - Will provide a volleyball for anyone to use
- Misc
  - Maggie requested more volunteers to help with putting out and picking up signs

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**Recreation – Randi Miles**

- Volleyball Sunday evenings in the summer (Randi and Mike)
- We could keep a volleyball at the pool or snack shack and if anyone wants to play, they can borrow the ball
- Leslie Coatings continues to assure Maureen that the cracks in the coating on the tennis court will be repaired and that the 1-year warranty will be honored, regardless of when they complete the work, although it is beyond the April 1<sup>st</sup> expiration of the warranty.
- Didn't get many emails or texts responding to the pickleball tournament in the newsletter so will do a pickleball social instead. Saturday Sept 7 will block 3-4 hours, people sign up or just show



up. The day of the social names are drawn randomly to form teams. Event will be 18 and over to make it clear this is not intended for younger kids who would significantly slow the pace of play.

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**Director, Common Grounds – Patrick Moyer**

- Three quotes have been received for removal of the brush and trees in the lot at 1621 E Greyhound.
- Motion to approve a 3 year contract from Brightview for natural prairie maintenance at the upper lake dam for a total of \$23, 120.25 made by Pat Moyer  
2<sup>nd</sup> – Matt LaPaglia  
All in Favor – Aye  
All Opposed - none  
Motion Carries: Yes X No
- Motion to accept 3Crowns quote for tree and brush removal for no more than \$21,005 but 3Crowns will be asked to requote since more trees are now marked to stay than when they originally quoted, made by Pat Moyer  
2<sup>nd</sup> – Rich Overfield  
All in Favor – Aye  
All Opposed - none  
Motion Carries: Yes X No
- Pat will organize a walk-thru of the property where any BOD members can attend.

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**Lakes & Dams – Rich Overfield**

- Aquatic Controls is scheduled to conduct the Fish Survey on all 4 lakes on May 29th.
- Treatment dates have been added on the VF website calendar.
- Wildlife Solutions is actively trapping Muskrats and has caught 10 so far.
- Re-enabled the McNamara pond aerator (breaker was tripped).
- Created a form for residents to submit biggest catch but need to find a way for pictures to be submitted. Records submitted via the form will populate a spreadsheet for record keeping.
- DNR dam inspection of upper and lower lakes completed. No major deviations, waiting on reports to be received.

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**Vice President – Westin Pigott**

- I will be bringing up a need for redundancy with access to systems in New Business.

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**President – Steve Castle**

- Director responsibilities to chosen areas, e.g. Common Grounds, Lakes & Dams, Social Events, Recreation, etc.
  - Working within expectations and working with/through the Property Manager. Important to share information and plans with other board members, hold as many discussions at board meetings as possible, and include Property Manager on all correspondence.



- The bid process and historical expectations – Property Manager should be consulted before engaging a company for bid because there may be previous history that would cause VF BOD from signing a contract with them or other considerations.
- Problem with language in the apartment lease covering carpet replacement. Typo put the responsibility on the Lessee rather than the Lessor. Nick, the previous tenant, has agreed to pay half of the cost anyway because it was his understanding all along that he would replace it when vacating.

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**Directors at Large:**

- Signs will be made to post on the fence at the South end of the common grounds, on the fence South of the lower parking lot stating the fence should not be crossed, beyond it is private property, and to use the lake frontage to the West. Language will be fine-tuned prior to printing.

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

- A shared document with potential survey questions will be started and the BOD will see if enough questions are generated to warrant sending a survey to the neighborhood residents.
- Dennis and Ben attended the WECAN event put on by the City of Westfield and hosted by the Viking Meadows HOA. Heard a presentation from Mayor Willis about his progress so far as mayor and his vision and goals for the future. He said he personally drove the Village Farms neighborhood one Saturday after receiving an emailed complaint directly from a VF resident regarding the condition of some roads. His opinion was that in some spots the road condition is the worst in the city. He requested that the Public Works director prioritize repaving and C&G replacement work in VF over the next 2 years. This matches information Karl received from the City Engineer.
- Mayor Willis also shared that the City's official position is that they require all developers turning over neighborhood property management to HOA's include in the Bylaws that a simple majority (51%) is all that is required for BOD's to change Covenants and Bylaws and that it is cumbersome and unnecessarily difficult when a larger majority is required to make changes. He also stated that Indiana Legislature is working on a bill which will carte blanche void any existing Covenants or Bylaws which require more than 51% agreement to make changes. He did not share a timeline of when this might be put into law.
- It was also shared that the City has hired an engineering consultant to complete a Phase 1 study of Springmill including the section that borders VF. The consultant will present options. Mayor commented he hopes the consultant's recommendation is not to widen to 4 lanes. Karl said BOD should track progress on this project and verify a noise study is completed before they make a final decision on which option to proceed with.
- Westin: I would like to discuss backups for system roles. Ex. Facebook, Email List, Office 365 Administration, etc. There have been situations in the recent past where the responsible party was not available when a message needed to be sent or changes needed to be made. I propose we identify people who would be appropriate backups to these roles.





- Consensus of the board that Tiffany Liss and Maggie Cordaro should be contacted when urgent news needs to be posted to social media, such as pool closures, weather delays, etc. And whoever can get the post published first should do so in order to most effectively communicate with the residents.

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**Motion to Adjourn:**

Motion to Adjourn made by Westin Pigott



2<sup>nd</sup> – Pat Moyer

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 9:55 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle