



Tuesday, October 15, 2024

Call to Order: 7:03 PM

Guest Business / Attendees:

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

Name:	Address:	Comment(s):
Tamara Keller		None - observing

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



* - Tiffany Liss and Emily Baker observed the meeting via video conference but were not able to communicate or participate due to technical difficulties and therefore did not vote and are not included in the number required for a quorum since they were not able to object or provide discussion on any topics.

Roll Call Results:

8 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

- 15121 Countfleet Ct. – question regarding bee hive 10-7 (closed)
- 354 Abbedale Ct. – replace fence 10-3 (closed)
- 14712 Aslong Ct. – front porch 10-1 (closed)
- Lake condition weeds 9-30. AQ treated 10-1 (closed)
- 15110 Goodtime Ct. – shed placement 9-23 (close)
- 14709 Alsong Ct. – asphalt question 9-23 (closed)
- Ben Browning – AT&T cell tower 146th and Oakridge. Trees replaced around tower 9-22 (emailed city for an update 10-1 open)
- 109 E. Admiral Way South – 146th Street fence needs repair 4-19. On order w/Brightview (closed)

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

- Ermco – Repair parking lot lights at Greyhound Pass (working) and Adios Pass parking lot. Quote timer for courts 10-8 (close). Update will be out on 10-8 (closed)
- Luminocity – repair broken landscaping light at front of a clubhouse 9-24 (close)

Common Ground

- Adios Pass and 146th St. Brightview will cut back hydrangeas in the fall 7-30. Notified Brightveiw (open)



- 1000 Greyhound Pass project will start in October/November with Brightview clearing the area of dead trees and ground coverage 9-4 (open)

Common Ground Recreation

- Picked up trash and cleared drains 10-3 (closed)
- Pricing out a new timer for the tennis courts 10-8 (close)

Lakes & Dams

- Barthuly Irrigation will be out this week to look at the bubbler at McNamara Pond 8-24, 9-9 installed bubbler but more work may need to take place (closed)
- I picked up new signs (private property) 5-31, 7-2 (open)
- Richard Overfield, Karl Karl Krukenberg, and Maureen Schriener meet with the DNR 5-16 (waiting on report/open). Per the DNR report should be out at the end of July 7-17 update will be mailed 9-5 (open)
- Morelock Wildlife Control has been out and set traps to catch muskrats so far ten have been caught in April – Dec 2024 (emailed update 10-1 open)

Snack Shack & Pool (Open May 25!)

- Email sent to Pyle's pool for 2025 pool contract 9-24 (open)
- John Pyle will call in a specialist to look at paint/pool 6-10 & 9-4 (open). John Pyle will repaint the pool in spring 2025 to save money on water.
- Paint snack shack outside wall 10-3 (closed)

Office Information – Welcome Packets

- 1 Packet

OPEN ITEMS

- 2025 - paint and repair common ground fence (open)
- 2025 – replace railroad ties at the playground (open)
- L.D. Smith will quote for a new water faucet 5-28 (close until 2025 budget)
- We have 2 residents who have not paid their dues as of 9-6-24 (open)
- \$100 late payments have been sent out on June 28, 2024 (open)
- Richard Overfield – stone at Greyhound Pass and Adios Pass (Maureen will get quotes for the budget meeting in Dec 2024)
- Pat Moyer – fence at 1000 Greyhound Pass (Maureen will get quotes for the budget meeting in Dec 2024)
- Pat Moyer – 1000 Greyhound Pass Phase II (open)
- Emily Baker – tree in the lake. Steve will contact the attorney 5-24 & 7-16 (open)
- Another tree across is in the lake in the same area Adios Pass side 7-27 (open)



New Business:

- Pool Contract
 - \$100,450 – same hours
 - \$95,350 - No Monday or Friday daytime hours
- Holiday Decorations on the clubhouse – 2024, 25, & 26 contract
- CAI - Central Indiana Chapter renewal 2025 – should we renew?

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- Fiscal Year 2024 – 2025 Budget Spread presentation
- Present July 2024 Financials
- As of July 13, there have been 779 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 Pat Moyer to approve August and September monthly financials as presented by the Treasurer
 - 2nd – Matt LaPaglia
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No

Secretary – Ben Browning

- Motion to approve the meeting minutes from the August monthly meeting was made by Ben Browning via email vote on 8/23/2024. Affirmative vote responses were received from the following board members: Dennis Ressler, Rich Overfield, Maggie Cordaro, Jeff Yardley, Westin Pigott, Pat Moyer, Randi Miles, Steve Castle, and Ben Browning. Affirmative votes were received from 9 board members, which is a majority of the 14-member board.
Motion Carried on 8/26: Yes X No
- No board meeting was held in September.

Director, Planning and Development - Karl Krukenberg

- The boardwalk along the East side of Oak Ridge, north of Citation Road, is complete. Inquired with the City about whether they were able to award the paving contract for the trail portion to connect.
- Karl 161st & Spring Mill is getting a roundabout beginning in the spring and will require a 90 day closure.



- East of Oak Ridge (not Greyhound Pass), Citation, Count Fleet, Stars Pride, Goodtime – captures the oldest and worst condition curbs in the neighborhood. Rest of the Western part of the neighborhood will be repaved in 2026.

Director, Technology – Matt LaPaglia

- Nothing to report.

Director, Communications – Tiffany Liss

- Nothing to report.

Director, Social Events – Maggie Cordaro

- Halloween event-Oct 12
 - Multiple volunteers helped out to make this event a success!
 - Amazon returns
- Craft fair-Nov 30
 - Meeting with committee on 10/16 to discuss vendor selections
- Christmas party-Dec 7
 - Will send out sign up genius for volunteers in Nov newsletter

Director, Recreation – Randi Miles

- Absent, no report

Director, Common Grounds – Patrick Moyer

- Communication should go out to the neighborhood prior to the start of work, which is currently scheduled for November.
- Mow the dam prairie grass the week before thanksgiving.

Director, Lakes & Dams – Rich Overfield

- **Dam Inspection Overview:** The inspections conducted on May 16, 2024, focused on the earth dams located in the Village Farms community. The inspections aimed to identify any visible surficial problems and assess the overall condition of the dams.
 - **Key Findings:**
 - **Lower Lake Dam:**
 - **Field Conditions:** The dam was observed to have a well-maintained slope with no significant issues noted
 - **Minor Problems Noted:**



- The crest width was found to be narrower than the approved design plans, measuring 10 inches instead of the required 18 inches
- A depression on the west side of the slope, noted during the 2019 inspection, remains unchanged
- **Additional Comments:** The dam is well-mowed and maintained, with recommendations for additional rip-rap around the concrete basin and downstream near drain outlets
- **Upper Lake Dam:**
 - **Field Conditions:** Tall grass hindered the visual inspection of the slope, crest, and downstream areas
 - **Problems Noted:**
 - The crest has a paved hiking trail and landscaping, with the left half of the crest being approximately 4 feet lower than the right
 - Tall grass hindered the visual inspection for seepage on the slope and downstream areas
 - **Additional Comments:** The dam requires mowing prior to the next inspection to ensure proper visual inspection
- **Overall Condition:**
 - **Lower Lake Dam:** The overall surficial condition is determined to be satisfactory, with minor issues that need to be addressed
 - **Upper Lake Dam:** The overall surficial condition is determined to be fair, with mowing required to improve visibility and ensure safety
- **Recommendations:**
 - **Mowing:** Mowing the grass prior to the next inspection to ensure proper visual inspection.
 - **Erosion Protection:** Provide additional erosion protection around the concrete basin and downstream areas.
 - **Monitoring:** Regular monitoring of the depression on the west side of Lower Lake Dam for any changes in size or condition.
 - **Maintenance:** Address the crest width issue on Lower Lake Dam and ensure the crest of Upper Lake Dam is leveled and maintained.
- **Conclusion:** The inspections revealed that while both dams are generally in satisfactory to fair condition, there are specific areas that require attention and maintenance to ensure their continued safety and functionality. The Village Farms Home Owners



Association is advised to implement the recommended actions to address the identified issues.

- Possible damage to seawall at the tubes on greyhound pass from a mower

Vice President – Westin Pigott

- Absent – No report

President – Steve Castle

- Lawsuit update – filed a claim with insurance
- Follow-up with Reserve Fund / Study Q & A
 - Next Steps?
 - Post Mail vs. Email vs. Both?
 - Special Meeting open to the entire neighborhood?

Directors at Large:

- No Items

New Business (including BOD Discussion of guest topics)

- No new business

Motion to Adjourn:

Motion to Adjourn made by Pat Moyer

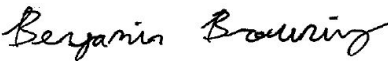

2nd – Matt

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 8:56 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle