



Post Oak Farm Annual Meeting

October 6, 2021 at 6:30 p.m.

Location: City Center Library-Lenexa

Current Officers and Committee Chairpersons

President – Megan Farley

Director at Large - Brandon Billinger

Area 1: Jennifer Garcia

Area 2: Cori Byrnes

Area 3: Chris McAulay

Area 4: Scott Adams

Area 5: OPEN

Area 6: Corbett Armstrong

Treasurer: Joel Walk

Secretary: OPEN

Pool Chairman: Corbett Armstrong

Social Committee Chairman: Sarah
McAulay

Communications Chairman: Nora Mupo

- President Megan Farley called the meeting to order at 6:30 p.m. in meeting room 2 at City Center Library, Lenexa KS.
- Joel Walk presented the Treasurer's Report. The Pool Committee had many repairs from pool vandalism and wear and tear. Overall came in under budget \$12,000. The Insurance was under budget. There were many homes sold and the welcome chairman, Ashley Hilgen, went over budget by \$100. The remaining committees were all under budget. Dues are being raised 5% to \$299 for 2022 to raise more money to replace Post Oak Farm signs and repair and update the pool. Tom Odell opposed the 25k operating budget for the pool and stated 15k for pool concrete should come from the contingency fund. All in attendance unanimously agreed. Pool operating repairs and maintenance was changed to 12k. Four delinquent homes for dues 2020-2021, 4 liens were filed in August.

2021-2022 budget was unanimously approved by all in attendance. Tom Odell motioned and it was seconded to approve the budget with the \$13K transfer moved into the contingency fund. Unanimously voted by all in attendance.

- We have five CDs: four with ANB Bank and one is at Capitol Federal. We also have a money market account at ANB that can be removed at any time without penalty. The CD's cannot be removed before their maturity without penalty. There is about \$102K in the contingency fund.
- Question: Was an audit completed? Yes, it was done by Larry Kampschroeder and Megan Farley, the books are open for review by anyone interested.
- Megan Farley read the 2020 Annual Meeting minutes recorded by Laura Kampschroeder. A sign-in sheet indicated there were 18 in attendance at the library and 8 online using Facebook meeting rooms.
- Don Wright, Architectural Committee, is working to get estimates to replace POF signs.
- Megan Farley suggested offering Venmo to pay 2022 dues. The board is looking into offering this option. There is not much change on the website.
- The same social events are planned.
 1. March Madness Basketball Bracket Challenge
 2. Memorial Day Ice Cream Social
 3. Adult Night in June with a Pot Luck Dinner and games
 4. Family Fun Day July 10 – grill hamburgers with pot luck
 5. Pancake breakfast in August
 6. Fall Festival – Chili Cook off with prizes for best, most unique, and spicy
 7. Bingo at the pool
- Corbett Armstrong, Pool Committee Chairman said the pool rules were mostly followed with a few exceptions. Furniture needs to be replaced. There is a leak by the gate entrance so the concrete will need to be taken out and replaced once the leak is discovered and fixed. During this work, the Exit button at the gate will be moved so it won't be easy to reach it to enter when the pool is closed. The grounds maintenance cost increased to include insect removal treatment. There are many wasps around the entrance area due to the standing water from the leak. Concrete will be fixed by Spring 2022.
- ***New Business***
 1. Trash
 2. Social Media

3. Bylaws
 4. Home exterior color selection
 5. Social events in common areas
 - 6.
- ***Are we updating bylaws this year?*** - The board is going to get together and make a plan with a small committee to potentially update bylaws. New business items will be discussed when updating bylaws.
 - ***Officers for fiscal year 2021-2022***

President – **Megan Farley**

Director at Large – **Brandon Billinger**

Secretary – **OPEN** (to be appointed by the president)

Treasurer – **Joel Walk**

Area 1 – Jennifer Garcia

Area 2 – **Joann Patterson**

Area 3 – Chris McAulay

Area 4 – **OPEN**

Area 5 – **OPEN**

Area 6 – **Nora Mupo**

Social – Sarah McAulay

Pool – Corbett Armstrong

Communications and Web – Nora Mupo

Architectural – Don Wright

Welcome - Ashley Hilgen

Garage Sale Chair - Liz Billinger

Trash - Stephanie Wixon

- The residents unanimously voted to accept the new (bolded) volunteers for the positions of President, Director at Large, Treasurer, Secretary and Area 2,4,5,6.

- Megan Farley adjourned the meeting at 8:00 p.m.

Respectfully submitted by

Megan Farley