

POF HOA Board Meeting December 7, 2016

Present:

Bill Cady, President

Joel Walk, Treasurer

Karen Martellaro, Area 2 Director

Nat Cassingham, Area 5 Director

Ken Conkle, Area 1 Director

Larry Kampschroeder, Area 6 Director

Dixie Buss, Secretary

Don Kelley, Architecture Committee

Nora Mupo, Director at Large

Bill Cady called the meeting to order and reviewed the agenda.

1. Dixie Buss read the minutes of the October 27, 2016 meeting. Ken Conkle moved to accept. It was seconded and carried.
2. Bill Cady announced that the current newsletter and Resident Handbook were ready for the area directors to distribute. He announced that the next newsletter would be available only electronically. He requested that area directors ensure that all residents in their area have access to the upcoming newsletters.
3. Joel Walk explained the board of directors responsibilities for the Christmas lighting contest. All homeowners are to have lights on display by 7 pm, December 18. Board of directors votes are to be to Joel by midnight, December 20.
4. Joel Walk gave the treasurer's report. He reported that the paid income and property tax are reflected on the Taxes/Fees line. He also reported that he had received communication from the insurance company that there is no change in cost for this year. The budget did allow for an increase.
5. Don Kelley presented drawing describing a three phase approach to moving the retaining wall, replacing the sidewalk and constructing the new fence on the north side of the pool. These three phases would be accomplished in the fall of 2016 and spring of 2017. The new fence for the rest of the pool area is planned to be budgeted for fiscal year 2017-2018. Bill Cady presented the bidder cost information. From these bids the proposed contractors and costs were: north retaining wall - Large Block Suppliers for \$2500, north fence - Mann Fence for \$4518.32, and north sidewalk - Kansas Heavy Construction for \$6250.

6. Don then discussed the current city plan for replacing the section of pool fence that was moved for the new trail and the probable drainage problem. The city fence contractor (MWB builders) and retaining wall contractor (Large Block Suppliers) are working with Don and Bill to install a fence/wall on Post Oak Farm property to remedy the problem. Any associated retaining wall expenses are not identified at this time.
7. The bid for needed pool pump related work in the spring was discussed. The issue of making a decision about replacing the pumps was discussed. Bill Cady reported he had not been able to locate an appropriate engineer to assist in the decision. Joel Walk will contact the city for a recommendation. Bill Cady also reiterated that the sand in all three filters will be replaced this year with the plan of replacing the sand in one filter per year in the future.
8. Joel Walk noted that the total of all bids for sidewalk/fence project and pump project for this year are currently within the budget amount for the year. Larry Kampschroeder moved that the Homeowners Association proceed with the north retaining wall, north sidewalk and north fence projects as proposed. The motion was seconded and carried.
9. Karen Martellaro reported that she had discussed the Homeowners Association liability with regard to the sidewalk on the north side of the pool with a lawyer. The response was that if the board had discussed the issue then it was liable. Joel Walk reported that the insurance company had stated that the association is covered for up to \$1 million per claim occurrence and \$2 million in claims per year. He also reported that the insurance company wants to look at the site after construction. Don Kelley state that the construction will be per the city engineering code.
10. Under new business Ken Conkle brought up the issue of dogs or cats off lease. Lenexa requires all animals be on lease or adequately fenced. Any complaints should be directed to the city. Ken also discussed making the POF sign areas look more presentable. Larry Kampschroeder noted that Don Wright and Don Demotte have maintained the signs. Joel Walk noted that the architectural line item in the budget included plantings for common areas. Cost for materials can be presented to the board of directors for approval.
11. Bill Cady introduced Nora Mupo as the new director at large.

Nat Cassingham moved the meeting adjourn. It was seconded and passed.