

POF HOA Board Meeting April 7, 2016

Present: Bryan Alonzo

Joel Walk

Larry Kampschroeder

Crystal Smith

Karen Martellaro

Nat Cassingham

Nik Johnsson

Bill Cady

Tom Stephens

Call to order at 7:11 pm - Bryan

Holiday lighting contest - Bryan thanked all who voted. The winner was Grizwold and the prize has been presented.

Newsletter - Bryan is composing and plans to have it published prior to the scheduled pool clean-up dates so the call for volunteers and schedule of work can be included.

Recent break-ins will be mentioned with the suggestion that residents visit the “Lenexa Crime Center” website for recommended precautions.

Delinquent dues payments will be mentioned with a reminder to pay prior to pool opening.

Budget

Annual insurance premium - Joel Walk reported that it is up again from last year with the carriers giving the excuse of claims history (not POF) since some claims from other insured POAs were satisfied last season.

Joel Walk briefly reviewed the treasurer’s report. Generally, actual costs are tracking well with budgeted amounts. Dues collections for the current year are average. Some properties have sold meaning liens have been paid so “past year” dues is over double the anticipated amount.

Contingency fund investment - Joel Walk asked for input on available rates on CD’s from anyone so we can invest at the best rate.

Pool - Larry Kampschroeder reported that information on the Lenexa improvements in Post Oak Park have be delivered to adjacent property owners and POFHOA since the pool is also adjacent. He suggested we consider the impact of this project in any planning for pool improvements and maintenance.

Nik Johnsson (pool chairman) has a proposal from J&M mowing in hand but asked for any other suggestions from the board for mowing services since J&M has been less than satisfactory in the past.

Nik is planning to get an estimate on additional electrical circuits to the front of the pool building to facilitate breakfasts and other activities requiring power to that location.

Nik is pressing the past pool management contractor for a firm contract for this season

which has not yet been submitted. When the proposal is available, Nik and Joel will review it and make recommendations to the board.

Filter sand replacement for this season is recommended. It is not part of the management contract so Nik is looking into sources and pricing.

The last one third of the authorized pool furniture replacement purchase will be made and hopefully the delivery will be in time for pool clean-up so the un-packing can be done then. The disposal of the replaced furniture will be as last season, offering for sale to residents. Un-sold items will be given away or trashed.

Bryan will get the pool clean-up signs from the shed and place them to announce pool clean-up days.

Larry K. mentioned the lifeguards being on their phones and inviting guests to the pool while on duty. Larry suggested that there may be some Johnson County or City of Lenexa regulations for guard conduct that would apply. Nik will review this activity thoroughly with the pool manager.

The supply of patches is low and will be a stretch to cover this season. There was a short discussion of alternatives to the current patch system for access control. The board was asked to offer any suggestions at future meetings or as they might come to mind.

Adjourn 8:36 pm