

## Post Oak Farm Homeowners Association Annual Meeting 10-1-19

- Meeting called to order at 7:01 by outgoing President Bianca Alonzo.
- Bianca reviewed minutes from last meeting - public forum on 8-16-19. Discussion from public forum was used to inform the FY20 budget.
- Treasurer Jen Miget presented budget and actuals for FY19 and proposed budget for FY20.
- FY19 budget - income collected from 209 homes, no prior year dues collected, misc income was returned check from insurance. Reviewed line item expenses with descriptions for overages and underages
- FY20 budget - Going in with a surplus from FY19 so there will be no dues increase this year. Biggest new expense is the gate project at the pool, social budget was also increased for new/additional activities this year.
- Resident posed question on grounds maintenance to ensure it will cover the costs and also cover chemical treatment and pre emergent. Jen confirmed that was included in the quote and contract for this year.
- Discussion on whether long term pool repairs (such as concrete slab work) should be included in the general budget or come from the contingency. The by laws were referenced and read by Bianca. It was confirmed that in the future long term repairs should come from the contingency fund and not out of the general budget. There were no long term repairs in the FY20 budget so no changes were needed to the budget.
- Resident asked if there were fees for moving a portion of the contingency fund to a money market. Jen responded that there was no fee and the benefit is that the money is completely liquid. As CDs mature, the HOA may consider moving more of the contingency fund to money market accounts. Our bank is providing recommendations.
- Committee reports
  - Architectural - masonry repair accounted for the expenses for FY19, similar work was budgeted for FY20 (reported by Bianca)
  - Web - no updates (reported by Bianca)
  - Communications - Expenses for FY19 were minimal because the majority of the work was done virtually. Facebook group for the neighborhood was created. Resident directory was moved online. (reported by Bianca)
  - Social - Adding some new events for FY20, there will be some on-time expenses for supplies that can be used at multiple events (i.e. extension cords). Expanding some new ideas to existing events, such as bigger menu at Family Fun Day and Chili Cookoff at Fall Fest. (reported by Sarah)
  - Pool - Review of last year's annual meeting notes for pool projects that were completed this year. For FY20, similar utilities and mowing expenses to prior years. Planned repairs include umbrellas, broken faucet, cabinetry in restrooms, light repair and updating sound system. Management expense - we will resign with Aquaticare again. (reported by Brian)
    - Gate project

- Pool committee estimated cost for project high due to the timing. The quotes are good through this fall so the cost depends on if the project is completed in the fall or spring.
- Resident question on if the pool would have expanded hours in FY20. Brian responded that we plan to extend hours with no lifeguard and the gate reader will help us know when/how often the pool is being used to help inform hours which hours we should have lifeguards on duty. There will be no rate change for insurance as long as we post signs saying there is no lifeguard on duty.
- Resident question regarding cleanup and closing of the pool for the night if there is no lifeguard on duty. This led to discussion on risk management concerns for the lack of governing authority to supervise behavior at the pool when no lifeguard is on duty.
- Resident question regarding what other options were explored other than the card reading options.
- Lots of spirited banter regarding the pros and cons of different options for pool access. There was discussion of what other nearby neighborhoods use for their pool access.
- Resident question regarding ongoing costs for the software for the card readers. Brian confirmed there is no ongoing software cost.
- Discussion was ongoing. In the interest of time, residents were instructed to direct concerns to the area directors who will bring their concerns to the board.
- Motion to vote on the FY20 budget, seconded.
  - 27 in favor, 16 opposed.
  - Budget passes as written.
- Incoming board/committee positions. Changes to positions were approved by votes.
  - President - Jacob Russell
  - Director at Large - open
  - Secretary -
  - Treasurer - Jen Miget
  - Area 1 - Kyle Anthony
  - Area 2 - Cori Byrnes
  - Area 3 - Laure Long
  - Area 4 - Scott Adams
  - Area 5 - Deb McDonald
  - Area 6 - Corbett Armstrong
  - Communications/Web - Nora Mupo
  - Social - Sarah McAulay
  - Pool - Brian Alonzo
  - Architectural - Don Wright
  - Other committees?
- Meeting adjourned at approximately 8:11pm.

Minutes submitted by  
Leslie Vohs, substitute for Emily Conner