



Post Oak Farm

The meeting with the Board of Directors and the Pool Committee was held at 8:00 p.m. March 12, 2019 at the home of Bianca Alonzo.

Those present were: Bianca Alonzo, Bruce Alquist, Larry and Laura Kampschroeder, Don Kelley, Laure Long, Deb McDonald, Jen Miget, Tom O'Dell, Larry Odum, Jacob Russell, and Don Wright.

Larry introduced the Pool Committee and Board members.

Purpose of the meeting: To work together to gain bids and offer options through a proposal to the residents at the Annual Meeting in October.

Bianca mentioned that the Board is OK with this project proceeding as is defined in the bylaws.

Don Kelley mentioned that the Board should continue the relationship they have with the current contractor and get bids. He feels the project has merit and needs to go forward within the established process for large expenses that are not in this year's budget.

Items addressed:

1. In order to have like bids, we must assume the same information for each bidder.
2. The gate must be replaced, not repaired, so that it can have a soft close that locks each time that it is opened. The soft close function must be expressly included in the language with each vendor as it will become a part of the warranty provisions.
3. We must have at least three bids.
4. To make it easier to obtain comparable bids, we recommend that the gate must be similar to the one we have with pinched spear top. The Classic fence style should be addressed: with two pricing options: 1) configure with a 3" gap and 2) with a 4" gap between the fence pickets.
5. After talking to several folks in other subdivisions including Four Colonies and Colony Woods about their security, they felt that there is no way to make the gate completely secure because it is more of a behavior issue since neighbors can share cards or codes with anyone and that folks can easily slip in or tailgate with others. It was noted that we all agree we need a secure gate.
6. Suggested types of gate access:
 - A. **Card Reader** – This can be electric or battery-operated. There are numerous levels of card reader features available to choose from. Regarding the task of running electricity to the gate, the concrete in that area needs to be replaced so a conduit can be added before the concrete is poured which will cost around \$25 for materials to run conduit under the new concrete to the North gate pole if we do it ourselves. Bianca indicated her vendor's card reader technology required an additional breaker box and will hard wire a cord for communication purposes to manage the reader. Someone would need to monitor the access and use software to manage resident access if dues are not paid.

B. Digital Number Keypad – This would easily be programmed and changed with new access codes without the need of electricity or software/hardware. Interviews with other neighborhood maintenance staff yielded experience and qualified opinions that the digital number keypad was preferred as offering equivalent security as a magnetic card reader with much less capital cost, training, and labor to manage pool gate security ongoing.

7. In addition to gate access, there should also be a key lock and/or a padlock for evenings and on the off-season.
8. Suggestion was made to consider putting the hinge on the north side.
9. Suggestion was made to make the gate open inward toward the pool instead of outward as it is now.

Don Wright reiterated that the contingency fund is not used for enhancements, only for urgent problems.

Action items: We will continue to pursue bids with the mentioned criteria in mind so we can present our findings at the Annual Meeting.

The Treasurer asked the President what to do with the money that is still sitting in a money market account if this should remain there. A CD matured in December and the Treasurer was waiting for the interest rate in January to increase before putting into another CD upon the banks suggestion.

We also had the money slated from the previous year that was to be moved to a CD as well. When talk began about the pool gate project the Treasurer was told by the President to hold off moving that money into a CD. Now that the gate project is going to be put on the budget next year, the Treasurer has been given the go ahead to put into a CD that will mature in 5 years.

Meeting adjourned.

Respectfully submitted by Laura Kampschroeder,
Substitute Secretary