

## Post Oak Farm Annual Association Meeting

October 9, 2018,  
Lackman Library  
(25 attendees)



The meeting was called to order by Nora Mupo. Previous meeting minutes were read by Emily Connor and approved and seconded by Larry Kampschroeder and Joel Walk respectively.

**Treasurer report** was read by Jennifer Miget (see full report).

### **Overview:**

HOA dues will increase from \$275 to \$285 since there hasn't been an increase in 2 years.

Three liens were put on houses this year. Question was raised as to how that works. Jennifer explained this is done yearly. If residents don't pay their dues by March 31<sup>st</sup> then a notice goes out in July saying they need to pay, or a lien will be put on their home in August.

Lots of discussion surrounding Post Oak farm directories. We could cut quite a bit of cost by putting these online and setting up a password, so residents information wouldn't be out on the internet for everyone to see. We could still provide new home owners with a physical copy of the directory when we give them their welcome packet. Residents who don't have email would still need a physical copy.

Question was raised regarding insurance and if it's ever reviewed. Joel Walk said they had an independent company look at it 3 years ago and they compared rates to 3 different companies and ours had the best rate. Discussion of someone looking into comparing those rates again but never was decided who would do that. Motion was made by Joel Walk to approve the treasurer report and seconded by Joe Mupo.

**Social Committee Report:** Laura Kampschroeder (see full report)

### **Overview:**

1. **Fall Fest** – October 20, 2017 @ 6:00 p.m.  
We had s'mores and lemonade in Bryan and Bianca Alonzo's back yard at their fire pit at 13201 W. 82<sup>nd</sup> Street. It was well attended.
2. **Garage Sale** – June 8-9, 2018  
Advertised by placing banners at five locations and sending emails to our residents. Also, advertisements were placed on Craig's List and NextDoor.
3. **Opening Day at the Pool** – May 26, 2018  
Arranged to provide icicles to the attendees.
4. **Adult Night** – June 16, 2018 from 8:00-11:00 p.m.  
Advertised and hosted the event at the Pool. There were fifteen in attendance who enjoyed visiting with snacks, drinks, and music.
5. **Family Fun Day** - Saturday, July 7, 2018 @ 12:00 noon – 3:30 p.m.  
Advertised, bought food, gathered volunteers, and hosted another fun day for our residents. There were about 160 folks who enjoyed the day with food and activities.

6. **Pancake Breakfast** – August 25, 2018 @ 9:00-10:30  
Menu of Pancakes, sausage, juice, and coffee at our beautiful Post Oak Farm Pool.  
One of the goals of this event is to thank the volunteers for serving this year.
7. **Labor Day Pot Luck Picnic** – September 3, 2018 @ 5:00  
This was the last day the pool was open for the season. Residents were asked to bring their meat and a side dish or two to share. Joel donated meat to grill and Lemonade, water, and table service was provided. The turnout was light with 15 who brought something, and some folks ate without contributing to the dinner. Mainly because of the light turnout, we will not have it again next year.
8. **Corner Signs**  
Placed and removed party signs at corners for each social event.
9. **Resident Handbook - October**  
Organized the directory by Area and distributed the list to the Area Directors for updates.
10. **Christmas Lighting Contest - December**  
Sent email to residents to have their houses ready the Sunday before Christmas.  
At the request of Nora, the President, we purchased new wreaths for the monuments at seven corners.

#### **Communications – Laura Kampschroeder**

1. **Newsletters**  
Created newsletters for October 2017, November 2017, February 2018, April 2018, June 2018, and August 2018. Newsletters are sent by email with a request for ADs to print and deliver them to those who don't have email.
2. **Emails**  
Send notices, reminders, and other pertinent information to residents.
3. **Resident Access Cards (RAC)**  
Purchased more RAC cards as well as "19" year stickers for our RACs for next year. Jen, our Treasurer, will distribute them when dues are paid in March.
4. **Annual Meeting Notice - September**  
Revised Annual Meeting Notice cards and sent to Proforma for printing.
5. **Metal Post Oak Farm Signage**  
Designed and had made a metal Post Oak Farm Sign. Placed it on the East entrance fence at the Pool. The number on the tree trunk is the address of the pool. Bought the sign from Southern designs and Gifts – Hughes Family Metal Unlimited (Etsy).

#### **Web Master**

1. Updated our POF Web site with, newsletters, meetings minutes, new information, and other pertinent information at [www.pofhoa.com](http://www.pofhoa.com).
2. Continue to create Roles and Responsibility documents for officers, board, committee chairman, and social event information.
3. Responded to and forwarded inquiries sent from the Web.

**Pool Gardens – Pam Sweeney**

With help from four ladies, we removed weeds at both pool entrances and transplanted over 100 Hostas. Trimmed the tree next to the gate many times as well as blooms from the Hostas. Pulled weeds. Larry K. removed dead Hibiscus plants.

**Pool Committee Report: Larry Kampschroeder (full report attached)****Overview:**

Aquaticare did a great job maintaining the water pH balance and chlorine levels throughout a very hot summer. Lifeguards situations were normal. Mowing was average.

Completed work:

1. Installed the rest of the wood fence on the east and south side
2. Replaced the concrete slab on the west pool deck
3. Installed an auto shut mechanism on the entrance gate
4. Replaced the north end skimmer which improved water circulation and skimmer vacuum
5. Hung a new Post Oak Farm metal sign on the east entrance fence
6. Replaced toilet fill valves
7. Replaced the chlorinator
8. Repaired the pvc water line to the sprinkler
9. Replaced the south fence water faucet
10. Painted the bathroom entrance floors with a non-skid paint
11. Painted the coping
12. Caulked some concrete slab seams
13. Painted all the tables
14. Welded new metal table feet on the metal tables and glide pads were put in them
15. Purchased four new umbrellas
16. Repaired the monument masonry and wood signage

**Johnson County Health Pool Inspection**

On July 27<sup>th</sup> Aquaticare was purchasing chemicals to offset the unusually high chlorine level recorded. Coincidentally, Johnson County Inspector came to inspect our pool at the same time. He closed the pool from 12-2:00 until the chlorine level dropped to an acceptable level. They requested that we replace the second water flow meter which we can do before we open next spring. Everything else was "Satisfactory".

Thanks to the pool committee Joel Walk, Don Kelley, Don Wright and Bruce Alquist for all their support and work to get all these projects completed.

**Welcome Committee: Pam Sweeney**

Called on 13 new homeowners each received a \$20.00 gift card to Lowes, resident directory, and a form to fill out to get into the directory. Really would like to continue to give new residents a physical copy of the directory.

Motion was made to approve all committee reports. All were in favor.

**New business:**

Larry Kampschroeder

1. Removed two dead trees after the pool closed. The Elm and Spruce trees were located just outside the south fence next to Penney Bedell’s yard. I presented two bids to the board for approval to add to the 2018-19 budget. Ryan’s bid is \$1,632.00 (which I recommend) and K.C Arborist is \$1,895.00. They had to approach the area from the walking path, because they could not get their stump grinder back there. The stumps will remain 2” high.
2. Seal the parking lot estimated at \$3,500.00 (trying to get a bid). I have asked for bids to seal and repair the asphalt lot.
3. Check Skimmer for additional leaks estimated at \$2,600.00.
4. Repair east fence electrical outlet estimated at \$300.00.
5. Replace the refrigerated water fountain which no longer cools and cannot be recharged. We can replace it next year for \$600.00.
6. Replace the water flow meter required by Johnson County which is estimated at around \$250.00.
7. Replace more concrete decking on the east side and near the women’s bathroom entry area. I am requesting bids for this work. The estimate will be around \$5-\$8,000.
8. Replace and repair two more monuments for \$3,000.00.  
Replacement material for five mail box stands @ \$200.00 per stand. Each stand holds four mailboxes. Don Wright has volunteered to replace mailbox posts that are deteriorating but only wants to be reimbursed for materials. He has done several already.
9. Contracted Aquaticare to provide their service again next year.

**Slate of Officers and Area directors:**

New president: Bianca Alonzo

New Director at Large: Jacob Russell

Current Treasurer: Jennifer Miget

Current Secretary: Emily Connor

**New Area Directors**

Area 1-Kyle Anthony

Area 2-Cori Byrnes

Area 3-Laure Long

Area 5- Deb McDonald

**Current Area Directors**

Area 4-Leslie Vohs

Area 6-James Mulick

Motion was made by Joel Walk and seconded by Larry Kampschroeder to accept the new officers and Area Directors. Motion carried.

Motion was made by Joel Walk to adjourn the meeting. Meeting was adjourned at 7:40 pm.

Respectfully submitted by  
Emily Connor, Secretary