

Post Oak Farm (POF) Homeowners Association (HOA) Board Meeting
June 14, 2017

Present:

Bill Cady, President
Nora Mupo, Director at Large
Joel Walk, Treasurer
Ken Conkle, Area 1 Director
Karen Martellaro, Area 2 Director
Bruce Alquist, Area 4 Director
Nat Cassingham, Area 5 Director
Larry Kampschroeder, Area 6 Director
Don Kelley, Architecture Committee
Laura Kampschroeder, Communication and Social Committee
Dixie Buss, Secretary

Bill Cady called the meeting to order and made introductions. Agenda items were as follows:

1. Personnel needs are:
 - a. Director at Large to follow Nora Mupo for the 2017-2018 fiscal year
 - b. Area 2, 4 and 6 directors. Karen Martellaro identified Jennifer Miget as her replacement for Area 2. Directors for area 4 and 6 need to recruit replacements.
 - c. Joel Walk would like to step down as Treasurer as soon as a replacement is identified. All directors were requested to help identify a replacement.
 - d. There is a continuing need to identify a Pool Committee Chair. Bill Cady thanked Joel Walk and Don Kelley for assisting him with pool issues. He also thanked Don Demotte for all his effort at the pool.
2. Joel Walk presented the treasurer's report. Previous year dues collection has exceeded expectation in the income category. The sidewalk and fence project exceeded the budget by slightly more than \$1,000. The repairs/furniture/fixtures line item has a significant reserve. All other pool items expenses are progressing to be in line with the budget. The administration expenses are currently lower than expected due to insurance costs being lower than budgeted.
3. Issues regarding the diving board were discussed. Don Demotte has researched the cost and it is estimated to be in the range of \$1,500 to \$1,800. The need to replace and the timing of replacing was discussed. Nat Cassingham moved that the diving board should be replaced this year. Bruce Alquist seconded the motion and it carried. Bruce Alquist has the action to lead this effort with input from Don Demotte as needed.
4. Issues regarding the underwater lights at the pool were discussed. Aquaticare Pool Management latest promise is to fix it this week. If this does not happen, the board has identified an electrician to troubleshoot the problem.
5. Other pool issues discussed were:

- a. Suction for the vacuum - It was observed that although the same horsepower motors were used; one is powering all the skimmers around the top of the pool, while the other is only powering the baby pool and drain
 - b. The leaks in the pump house and the electrical box patching in the pump house need to be fixed. Final bill and payment to Quality Pools is on hold for these items. It is realized that Dwayne Jeppesen has extenuating circumstances in his finishing this work.
6. In other business:
- a. Karen Martellaro suggested that Joel Walk write a job description to aid in finding a replacement. Laura Kampschroeder presented job descriptions that she had prepared for committee chairs and directors. She has also talked to Joel Walk about preparing one for treasurer. Bill Cady will review the job descriptions that have been written.
 - b. Bill Cady presented an email comment he had received about the cost of maintaining the plantings at the Post Oak Farm sign at the corner of 79th and Noland. The board reviewed the request and restated the policy of POF paying for materials and homeowners in the applicable area providing the labor.
(Secretary note: See May 17, 2014 minutes) Based on this year's architectural budget, the board recommended a maximum of \$75 for materials. Bill Cady will provide this information to the homeowner.
 - c. Bill Cady also discussed a homeowner concern about parking in the neighborhood. The board restated that the city of Lenexa is responsible for vehicle laws and enforcement. (Secretary note: See February 21, 2015 minutes)
 - d. Nat Cassingham reported that he had received positive feedback regarding the new sidewalk on the north side of the pool.
 - e. Vic Vann had previously built a pool vacuum which is not in use. Its disposition was discussed and Nat Cassingham moved it be given to Vic Vann. Bruce Alquist seconded the motion and it carried.
7. Bill Cady thanked the board and committee members for their effort during the past year and stated that a finance meeting would be necessary before the Home Association Annual Meeting in October.
8. The meeting was adjourned.

Dixie Buss
Secretary