

Post Oak Farm Home Association Annual Meeting  
October 5, 2016  
Lackman Library

The meeting was called to order by President Bryan Alonzo. The minutes of the October, 2015 meeting were read by Dixie Buss. Brad Wilson moved they be accepted, the motion was seconded and passed.

The Homes Association financial data was presented by Treasurer Joel Walk. He noted that Larry Odum audited the books in September.

Items of interest in the 2014-2015 actuals were:

1. Under income, dues for prior years were higher because of number of home sales.
2. Under pool expenses, new electrical work was included in repairs/furniture/fixtures line item and management for current year was less as a result of changing management companies.
3. Under administration expenses, it was noted that insurance costs continued to rise. Administration question answers included: the number of liens were about the same (eight) and after a review of other insurance companies, the current State Farm costs could not be improved.
4. Under architectural expenses, Don Wright informed the group that Don Kelley had cleared the bushes along Pflumm Street at no cost to the association.
5. Under social expenses, Don Wright also complimented Laura Kampschroeder on the web site.
6. Under welcome expenses, Pam Sweeney informed the group she was now coordinating and would appreciate being informed of any new residents in the neighborhood.

Items of interest in the 2015-2016 budget:

1. Under income, propose no change in dues from the current \$262. The one time increase in miscellaneous income is due to city payment for any expenses incurred as a result of stormwater and trail improvements.
2. Under pool expenses, there will be no pool furniture purchase this year reducing the repairs/furniture/fixtures line item. The cost of opening the pool in the spring is not included in the current year management costs line item according to Kathy Beaven from Aquaticare Pool Management. The pump line item is to install new pump system and must be budgeted. Don Kelley then asked to address the need for improvements to the sidewalk on the north edge of the pool area. He has been in contact with the city and their contractor for current stormwater/trail project and estimated that the cost could be held to between \$5,000 and \$8,000. He presented two options: a) just replacing the section that dips and leave at the same width or b) replace end to end raising to the height of the retaining wall and making the sidewalk 5 foot wide. He was requested to get quotes from the contractor to the board. His final recommendation is that the new sidewalk be dedicated to Les Vansholtz. There was discussion of adding the sidewalk

into fence project and how the fence effort might be modified to accommodate those costs. There was also discussion on the type of material to be used for the fence. Crystal Smith suggested requesting volunteers for the architectural committee to agree on the fence/sidewalk projects and present to board. Penny Bedell and Don Kelley volunteered. Anyone else interested should contact Bill Cady. After additional sidewalk/fence cost discussion, Eric Smith moved to increase dues by 5% (\$275) to specifically offset cost of sidewalk/fence project. The motion was seconded and carried. The budget will be modified to change the budgeted current year dues to \$55,000 and the sidewalk/fence project to \$12,200. Also under pool budget, the method of pool entry was questioned and Joel reported that determination was still in committee.

3. Under administration expenses, an increase was allocated for insurance costs. James Mulick ask about shopping for insurance and Joel replied that activity had happened last year and no better rates were found. The current insurance does include some liability.

Carol Vansholtz moved to approve the modified budget. The motion was seconded and passed.

President Bryan Alonzo lead the discussion for nominations of new officers/directors.

By automatic succession: President - Bill Cady.

Director at Large is to be elected: no volunteer at this time.

Treasurer is to be elected. Joel Walk is willing to continue.

Area 1 director is to be elected: Ken Conkle volunteered.

Area 2 director (unexpired term) Karen Martellaro.

Area 3 director is to be elected: Matt Hackman volunteered.

Area 4 director (unexpired term) Bruce Alquist.

Area 5 director is to be elected. Nat Cassingham is willing to continue.

Area 6 director (unexpired term) Larry Kampschroeder.

By appointment: Secretary - Dixie Buss.

It was moved and seconded that the slate of officers/directors be approved. Motion carried.

In discussion of the pool, Laure Long introduced Kathy Beaven from Aquaticare Pool Management. Kathy then introduced Duane Jeppesen from Quality Pools. Laure covered the

problems from last summer and then listed all the items that Quality Pools is to accomplish for the pump project identified in the budget. The board has accepted the Quality Pools proposal and work is to start in early spring. Kathy presented the advantages of having two new pumps. This includes both ability to keep pool running on one pump and quick replacement. Kathy discussed the separate maintenance and lifeguard personnel aspect of the company. Ray Millard questioned how lifeguards enforced diving board weight limit and Jerri Adams questioned the age that children could swim without an accompanying adult and how it was enforced. Kathy replied that age can not be determined by appearance and it was up to adults who knew the children.

The meeting was dismissed at 8 PM with the closing of the library.

Dixie Buss, Secretary

List of attendees available.