



MINUTES

Carefree Club Board Meeting	January 14, 2025 7:00PM – Carefree Clubhouse
------------------------------------	---

CALL TO ORDER	<p>Attendance: Please use sign-in sheet.</p> <p><u>2024-2025 Carefree Club Board of Directors</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Matt Randall - President <input checked="" type="checkbox"/> Ashley O'Neal - Vice President, Clubhouse <input checked="" type="checkbox"/> Kristie Kitchen - Corporate Secretary, Pool Chair <input checked="" type="checkbox"/> Robert Overton - Treasurer <input checked="" type="checkbox"/> Jim Grimes - Grounds Chair <input checked="" type="checkbox"/> Catie Zenor - Activities Co-Chair, Finance Cmte <input checked="" type="checkbox"/> Lori Burns - Activities Co-Chair <input checked="" type="checkbox"/> Miriam Smith - Newsletter and Website Chair <input checked="" type="checkbox"/> Mandi Foxworthy - Board Member <input checked="" type="checkbox"/> Matthew Johnson - Board Member <input type="checkbox"/> Nathan Lewis - Board Member <input type="checkbox"/> Joseph Strauch - Board Member <input checked="" type="checkbox"/> Angela Tucher - Board Member <p>7 of 13 members required for quorum</p> <p><u>Facility Manager</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Mark Baranko - Facilities Manager/Swim Team <p><u>Guests</u></p>	Matt Randall
Q&A NOTE	<p>Q&A held at the end of the board meeting as time allows. Please submit questions to the President BEFORE the start of the meeting.</p>	Matt Randall
MINUTES	<p>Vote/approval of September Meeting Minutes</p> <ul style="list-style-type: none"> • Tabled to approve until November • Vote/approval of October Meeting Minutes <p>Jlm made a motion to approve, 2nd by Mandi Foxworthy</p>	Matt Randall

<p>OLD BUSINESS</p>	<ul style="list-style-type: none"> ● Capital Improvement Policy - Ongoing <ul style="list-style-type: none"> ○ Treasurer will recommend expenditure limit and requirement for multiple quotes ● Component Inventory Update - Robert <ul style="list-style-type: none"> ○ 2025 budget includes cost of update ○ Firm identified for initial outreach 	<p>Officers</p>
<p>NEW BUSINESS</p>	<ul style="list-style-type: none"> ● Presentation and vote on 2025 Club Budget - Robert ● Board Policy - Conflict of Interest - Matt R. ● 2025 Swim Team Finance Policy - Matt R. ● 2025 Nominations Committee - Matt R. 	<p>Matt Randall Robert Overton</p>
<p>PRESIDENT</p>	<ul style="list-style-type: none"> ● Met with Swim Team leaders re: year-end finance processes. Agreed to develop 2025 policy for clarity. ● Finance committee met twice to draft Club budget ● Initial thoughts to accomplish in early 2025 <ul style="list-style-type: none"> ○ Bylaws review ○ Technology review ○ Drafting board policies ● 2025 Board Policies in New Business <ul style="list-style-type: none"> ○ Conflict of Interest Policy ○ 2025 Swim Team Finance Policy ● 2025 Nominations Committee <ul style="list-style-type: none"> ○ VP, Former Board Member, Non-Board Member ○ Nominations due April 1, 2025 (ASHLEY) 	<p>Matt Randall</p>
<p>VICE PRESIDENT</p>	<ul style="list-style-type: none"> ● 2022-2024 Chair Lift Funds collected: \$2,319.20 (see pool chair) ● 2022-2024 Pavillion Funds collected: \$2,551.25 <p>Pavilion update: thinking about a roofed pole barn on a cement pad 14 ft x 20 ft</p> <p>Can we update membership on where we stand with this? Will add to newsletter</p>	<p>Ashley O'Neal</p>
<p>SECRETARY</p>	<ul style="list-style-type: none"> ● ONLY 2 properties/members are left in the foreclosure process! ● 1 property still delinquent for 2024 (they are in collections) ● 1 property entered into a payment plan and has made 2 payments, for past dues through their 2024 dues. <p>Presented to board.</p>	<p>Kristie Kitchen</p>

<p>TREASURER</p>	<ul style="list-style-type: none"> • September Finance Report Approval • October Finance report - Approval • November Finance Report - approval • December Finance Report -approval <p>4 months approved with motion by Mandi,2nd by Miriam.</p> <ul style="list-style-type: none"> • Presentation of 2025 Club Budget and Vote • Dues will increase by the CPI, 4.8% (340.60 + 15.60=361.69) <p>Motion to approve motion by Catie, 2nd by Ashley</p>	<p>Robert Overton</p>
<p>POOL CHAIR</p>	<ul style="list-style-type: none"> • We already have our W-2's for the lifeguards. I mailed them today. • We have pricing for an ADA chairlift! • Generic Quote for Ranger 2 Chair lift: <p><i>The Ranger 2 Chair Lift cost: \$5,5093.35</i></p> <p><i>Plate and Anchors: Waiting on cost from supplier</i></p> <p><i>Standard labor cost (without seeing the pool): \$2,000.00</i></p> <p><i>Which Includes:</i></p> <p><i>Assembly of the chair</i></p> <p><i>Core Drilling the concrete (& epoxy the bolts in, if required)</i></p> <p><i>Installation of chair</i></p> <p><i>Man hours</i></p> <ul style="list-style-type: none"> • We were given 3 options and this one was determined by the professional, to be the best one to suit us. • I have been keeping in touch with our anonymous donor who will pay about \$4,700 out of pocket, plus the ADA collections we have received over the last 2 years (about \$2,300) from membership. (Total cost about \$7,093) • Questions from board about chair: does it have a cover? How do we protect it? <p>Info. about chair will be shared with members via the next newsletter.</p>	<p>Kristie Kitchen</p>

	<ul style="list-style-type: none"> • Mark will put signs up for "Now hiring lifeguards". 	
CLUBHOUSE	<ul style="list-style-type: none"> • The Clubhouse Rental calendar is filling up quickly. As of 01/09/25 we are projected at \$3,340.00 in rental income. • I ordered a new Christmas tree for the Clubhouse. The other one had burnt out lights and the needles were falling off. It went in the dumpster. (Got it for 70% off!) • Nov-Jan rentals went well. The clubhouse was festive and people enjoyed the decorations. • 2024 YTD Clubhouse income shows: \$12,181.05 + 2023 that was never deposited. <p>Ashley made report to the board.</p>	Ashley O'Neal
GROUNDS CHAIR	<ul style="list-style-type: none"> • Review of grounds budget overages • Update on snow removal plans- Jlm is in contact daily when there is snow • Review quotes for mowing • Budget for 2025 <p>Three companies returned bids for lawn service for 2025 season. Board looked at 3 bids and voted to choose Big Dog. (Jim refrained from voting)</p>	Jim Grimes
FACILITY MANAGER	<ul style="list-style-type: none"> • Facility Manager Report • If you need anything please contact Mark Baranko (812) 361-8247 • Improvements on tracking purchases <ul style="list-style-type: none"> ◦ Google Doc for all Facilities • Had to replace a frozen lock on the dumpster • Fixed a door in the clubhouse women's restroom • Shared camera info with Ashley and Matt. 	Mark Baranko
CAPITAL EXPENSES YTD (Jan 1 balance: \$88,991.38)	<p>Capital Expenses for 2025:</p> <p>Improvement Project up to 5% of the annual maintenance assessment requires a majority of the quorum (7 of 13 board members) for approval: \$9,455.35</p>	

	<p>Improvement Project between 5% & 10% of the annual maintenance assessment requires 2/3 majority of the board of directors approval: \$18,910.70</p> <p>Improvement Project in excess of 10% of the total annual maintenance assessment requires 2/3 of the members who vote in person or by proxy at a meeting for this purpose</p> <p>Improvement Projects in the same year in accordance with 1-3 above shall not be more than 10%: \$32,148.19</p> <p>40% of the Reserve Fund limit on Improvement Projects (based on the balance of the Reserve Fund on January 1, 2024- \$88,992.09): \$35,596.84</p> <p>TOTAL SPENT (to date): \$4,278.93 - Pool Vacuum</p>	
ACTIVITIES	<ul style="list-style-type: none"> • Shred event April 19th, combine with Easter plans. Live music is planned, ShredIt will be out, planning on food truck • Santa event went well. • Start planning out the year- what do we want/don't want • Garage sale and Easter - start planning • Need to take inventory as soon as the weather breaks • Emily Pender updates the sign. <p>Going to have meeting to plan out the year.</p>	Lori Burns Catie Zenor
WEBSITE CHAIR	Continues to have struggles with website, and reaching Chad with follow through.	Miriam Smith
SWIM TEAM CHAIR	<ul style="list-style-type: none"> • Carefree Crocs Operating Budget • Question from Ashley: Is there a process you use to confirm all registered athletes are paid in full on their dues and in good standing? No 	Mark Baranko
NEWSLETTER CHAIR	•	Miriam Smith
Q&A	•	
NEXT MEETING	(SET DATE) February 2025	Matt Randall

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

- 1.