



MINUTES

Carefree Club Board Meeting	July 9, 2024 7:00PM – Carefree Clubhouse
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CALL TO ORDER	<p>Attendance: All present please sign in on the sheet that is passed around.</p> <p>Board Members Attending: Matt Randall, VP Robert Overton, Treasurer Kristie Kitchen, Corporate Secretary Terry Steckman Joseph Strauch Catie Zenor Miriam Smith Nathan Lewis Angela Tucher Lori Burns</p> <p>Dan Dillon - Club Member</p>	
Q&A	Guests submit the topics BEFORE the start of the meeting and we will block time at the end of the meeting, as time allows. Turn Questions in to Matt Randall.	
MINUTES	Vote/approval of <u>June Meeting Minutes.</u> Motion: Miriam Second: Kristie Approved by voice vote	Mike Martin



NEW BUSINESS	<ul style="list-style-type: none">• Policy for Quote / Purchase - require 3 quotes for any purchase of significance. Recommended by Robert Overton <p>Board Conversation: Board commented that we believe this process is being followed generally, but open to a mutually-agreed practice. Discussion about threshold (dollar amount and/or type of expense)for requiring quotes/bids on club expenses.</p> <p>Board Recommendation: At next board meeting, Robert will bring his suggestion of threshold for vote.</p> <ul style="list-style-type: none">• Suggestion to update the Component Inventory from the Reserve Study - Recommended by Robert Overton <p>Board Conversation: Robert's viewing expenses, suggests items like the pool vacuum should be considered in component inventory when capital improvements are updated/purchased. Robert suggests component inventory be updated to best plan for future budgeted expenses from Reserves account.</p> <p>Board Recommendation: Reserve Study and Component Inventory needs reviewed and updated. Robert will inform board of next steps after conversations with accounting firm.</p>	Mike Martin
OLD BUSINESS	<ul style="list-style-type: none">• None	Mike Martin
PRESIDENT	<ul style="list-style-type: none">• Elections are coming up - the following Board members will be up for election in 2024.<ul style="list-style-type: none">○ Mandi Foxworthy - Returning○ Jackie Lee - Not returning○ Mike Martin - Not returning○ Robert Overton - Returning○ Matt Randall - Returning○ Miriam Smith - Returning	Mike Martin



	<ul style="list-style-type: none">○ Terry Steckman - Not returning○ Jeff Williams -	
VICE PRESIDENT	<ul style="list-style-type: none">● Board Member election recruitment will begin this month● Commitments of current board, open number of positions, nominating committee outreach timeline.	Matt Randall
POOL CHAIR	<ul style="list-style-type: none">● Pool policy for parties. Currently there isn't one, but for safety of all and staffing of guards, should we implement a new rule? Parties over 20 need advance notice?● Season is still going great. Looking at the possibility of a bonus for the guards if they stay through Labor Day, like we did 2 summers ago, to retain guards through the end of the season.● We have had one guard after hours pool party, and another is scheduled for July 27th, to reward guards for doing a great job. <p>Board Conversation:</p> <p>Seems to be historical inconsistency in application of guest usage at pool. Unannounced groups of guests put pressure on staffing, management of pool. Terry recommended signage with rule/policy for guests. Guest payments should be made upon entry. Should we limit unannounced parties of a certain number or require notice before a "party" or "event?"</p> <p>Board Recommendations:</p> <ol style="list-style-type: none">1) Maintain current practice of all guests of members using guest pass or paying \$2 guest fee up front.2) Groups over 15 must provide 24 hour notice to Pool@CarefreeClub.org and must pay in advance of entry. <p>Signs will be ordered/placed with new policy. Policies will be shared on Club and Neighborhood</p>	Kristie Kitchen



	<p>Facebook page, webpage, and via quarterly newsletter, and via email.</p> <p>Vote on Recommendations:</p> <p>Motion: Joseph</p> <p>Second: Terry</p> <p>Motion passed by voice vote</p>	
CLUBHOUSE	<ul style="list-style-type: none">Future rentals: July: 9 rentals Aug: 5 rentals Sept: 0 rentals Oct: 2 rentals Nov: 2 rental Dec: 11 rentals	Kristie Kitchen
GROUNDS CHAIR	<ul style="list-style-type: none">To be updated. <p>No report provided.</p> <p>Robert noted mowing expenses are over budget at this point in the year. Matt will reach out to Jim for an update prior to next meeting to understand budget level and current expectations of mowing contractor.</p>	Jim Grimes
FACILITY MANAGER	<ul style="list-style-type: none">Facility Manager ReportJune Facility Manager ReportIf you need anything please contact Mark Baranko (812) 361-8247 <p>No report provided.</p>	Mark Baranko
TREASURER	<ul style="list-style-type: none">May Finance Report ApprovalJune Finance Report ApprovalTax Reporting / PreparationCPA	Robert Overton



	<p>May report vote will come next meeting. Robert making additional changes before finalizing.</p> <p>June Report provided by Robert, explanations of variances. Mowing variances noted above in Grounds Chair section.</p> <p>Vote on June 2024 Treasurer's Report</p> <p>Motion: Matt</p> <p>Second: Kristie</p> <p>Motion passed by voice vote</p>	
<p>CAPITAL EXPENSES YTD (Jan 1 balance: \$88,991.38)</p>	<p>Capital Expenses for 2024:</p> <p>Improvement Project up to 5% of the annual maintenance assessment requires a majority of the quorum (8 of 15 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</p>	<p>Mike Martin</p>
<p>CORPORATE SEC.</p>	<ul style="list-style-type: none">• Lien / Foreclosure Discussion - 4 long standing liens. (3 owe about \$1400.00, 1 owes about \$5000.00)	<p>Kristie Kitchen</p>



	<ul style="list-style-type: none"> • Sent 4 properties to collections with our attorney, KSN, on July 8th for 2024 non payment. (16 responded and paid late assessments after receiving the delinquent letters) • We have 3 more collections cases closing from 2023 and 2022, (they have paid KSN and we are waiting for the checks) That takes us to 12 collections cases closed this year, so far! <p>Board Conversation on Lien/Foresclosure: Should we move forward on foreclosure for all 4 longstanding leans, or only the \$5000 lien that is currently being foreclosed? KSN will notify us of cost to file. Board in agreement to move forward.</p> <p>Board Recommendation: 1) Move forward on foreclosure for all four longstanding liens.</p> <p>Vote on Recommendation: Motion: Joseph Second: Catie Approved by voice vote</p>	
ACTIVITIES CHAIR	<ul style="list-style-type: none"> • To Be Updated <p>Catie reported July 4th activities went well, even with weather. Plenty of meat left. Catie and Lori are considering end of summer event.</p>	Lori Burns / Catie Zenor
WEBSITE CHAIR	<ul style="list-style-type: none"> • No Report Received 	Miriam Smith
SWIM TEAM CHAIR	<ul style="list-style-type: none"> • Carefree Crocs Operating Budget • Carefree Crocs 2023 Audit 	Mark Baranko
NEWSLETTER CHAIR	<ul style="list-style-type: none"> • No Report Received 	Miriam Smith
Q&A	N/A	
NEXT MEETING	Tuesday, August 13, 2024, 7:00 PM	

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

