



MINUTES

Carefree Club Board Meeting	November 12, 2024 7:00PM – Carefree Clubhouse
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CALL TO ORDER	Attendance: All present please sign in on the sheet that is passed around.	Matt Randall
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 September Meeting Minutes <ul style="list-style-type: none">• Tabled to approve until November• Approved unanimously Vote/approval of October Meeting Minutes Approved unanimously	Matt Randall
NEW BUSINESS	<ul style="list-style-type: none">• Motion and approval of 2025 Grounds Chair• Facilities manager role and stipend for 2025• Bylaw update suggestions for 2025 election cycle.• Get nominations committee set up in January.	Matt Randall
OLD BUSINESS	<ul style="list-style-type: none">• Policy for Quote / Purchase - require 3 quotes for any purchase of significance.<ul style="list-style-type: none">◦ Robert will bring his suggestion for a threshold of spending that requires a vote.• Component Inventory Update - Robert Overton - carry over to January	Robert Overton
PRESIDENT	<ul style="list-style-type: none">• Continuing role of President	Matt Randall



VICE PRESIDENT	<ul style="list-style-type: none">• Responsible Parties for IDOR have been updated.• We've gotten multiple demand letters from back due taxes. I went ahead and paid November 2023 and added to the ledger in red. We've received additional demand letters since then.• The Responsible parties have been updated with the secretary of state and the confirmation is filed on the google drive.• We need to schedule an appt with PNC to get names changed on the bank accounts. We need proof (letterhead and minutes) of the changes to make the appt.	Ashley O'Neal
POOL CHAIR	Nothing to report	Kristie Kitchen
CLUBHOUSE	<ul style="list-style-type: none">• (8) rentals for October• 10/30/24 Square Deposit: \$1,121.87. I logged this on the ledger in red• Starting to think about more Clubhouse updates.• The holidays will be a busy season. We have approx 30 rentals on the books thru the end of the year.• Are the holiday decorations in the shed?• YTD Clubhouse income I show: \$11,911.05• YTD Taxes collected from clubhouse rentals: \$826.70• Nathan Inskeep Breakfast with Santa event for the neighborhood.• Very busy holiday season coming up.	Ashley O'Neal
GROUNDS CHAIR	<ul style="list-style-type: none">• Review of grounds budget overages• Update on snow removal plans•	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 <p>Vacation Time for Facilities Manager.</p> <p>Matt to update the contract and will send it to Mark.</p> <ul style="list-style-type: none">• Will start a google doc/tracker of jobs that need to be completed	Mark Baranko



	<ul style="list-style-type: none">• Board will give a project list for the off season of items to work on,• Ashley will create a google doc to track expenses as well, for easier reference for Secretary & treasurer to find expenses.• When a vacation is planned, board requests to be notified so we know not to call and have pool duties covered while away.• Mark gave a list of recommended projects/expenses for the pool area, which would be capital expenses and would need to be board approved.	
TREASURER	<ul style="list-style-type: none">• September Finance Report Approval• October Finance report - Approval <p>Approved by unanimous vote</p>	Robert Overton
CAPITAL EXPENSES YTD (Jan 1 balance: \$88,991.38)	Capital Expenses for 2024: 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 Improvement Project between 5% & 10% of the annual maintenance assessment requires 2/3 majority of the board of directors approval: \$18,910.70 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 Improvement Projects in the same year in accordance with 1-3 above shall not be more than 10%: \$32,148.19 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	



	TOTAL SPENT (to date): \$4,278.93 - Pool Vacuum	
CORPORATE SEC.	<ul style="list-style-type: none">• Nothing new to report	Kristie Kitchen
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• December 7th is the Santa event with the firetruck. Wendy Paton in the neighborhood organizes that.• Emily Pender updates the sign.• Sign needs some maintenance repairs and cleaning attention, Mark will follow up with this.	Lori Burns / Catie Zenor
WEBSITE CHAIR	<ul style="list-style-type: none">•	Miriam Smith
SWIM TEAM CHAIR	<ul style="list-style-type: none">• Carefree Crocs Operating Budget• Decided to go ahead and keep the corner shelf and update the photos instead of getting rid of the cabinet like previously talked about.	Mark Baranko
NEWSLETTER CHAIR	<ul style="list-style-type: none">•	Miriam Smith
Q&A	<ul style="list-style-type: none">•	
NEXT MEETING	Tuesday, January 14, 2025	Matt Randall

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

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