



MINUTES

Carefree Club Board Meeting	June 18, 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 Attendance: Mike Martin - President Matt Randall - Vice President Robert Overton - Treasurer Catie Zenor - Activities Co-Chair Nathan Lewis Jim Grimes - Grounds Chair Joseph Strauch Angela Tucher - Lori Burns - Activities Co-Chair Kristie Kitchen - Corp. Sec., Clubhouse/Pool Chair Jackie Lee</p> <p>Members Present: Mark Baranko - Facility Manager</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 May Meeting Minutes . Motion: Jim Second: Joseph Approved by voice vote	Mike Martin



NEW BUSINESS	<ul style="list-style-type: none">Realtor (Jan Witkowski) would like to have a food truck at the Clubhouse on July 31st and provide 100 Free Snow Cones. No issues identified. Will approve.	Mike Martin
OLD BUSINESS	<ul style="list-style-type: none">New Pool Vacuum was approved by the Carefree Board (15 - 0). Approved spend of \$4,278.93	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 FoxworthyJackie LeeMike MartinRobert OvertonMatt RandallMiriam SmithTerry SteckmanJeff Williams	Mike Martin
VICE PRESIDENT	<ul style="list-style-type: none">Board Member election recruitment will begin in JuneCommitments of current board, open number of positions, nominating committee outreach timeline. Matt will be organizing the nominating committee/process. We'd like to see 10-12 candidates for 7 positions.	Matt Randall
POOL CHAIR	<ul style="list-style-type: none">Everything is going great! We have a great group of guards.Water samples have all been satisfactory each week.ADA chair that Mark thought would work, would not work after more consideration. We are waiting for Angie's Pool to come out and give us an estimate on a chair and installation. (Our anonymous donor is being kept in the loop and is still willing to fund remaining balance)	Kristie Kitchen
CLUBHOUSE	<ul style="list-style-type: none">Future rentals: June: 14 rentals July: 4 rentals	Kristie Kitchen



	<p>Aug: 3 rentals Sept.: 0 rentals Oct: 0 rentals Nov: 2 rental Dec: 8 rentals</p>	
GROUNDS CHAIR	<ul style="list-style-type: none">• Discussion of mowing property next to County Line / Sign on northwest corner of Fairview / Leisure. Not included in our standard mowing, typically done a few times a season. In the past this has come from the Lights and Signs budget. <p>Jim will connect with mowing contractor to see that embankment is done once/month</p>	Jim Grimes
FACILITY MANAGER	<ul style="list-style-type: none">• Facility Manager Report• June Facility Manager Report• If you need anything, please contact Mark Baranko (812) 361-8247 <p>Mark provided update re: pool equipment and break-ins around pool opening. Cameras are being fixed and security system updates.</p>	Mark Baranko
TREASURER	<ul style="list-style-type: none">• May Finance Report Approval• Tax Reporting / Preparation• CPA• Insurance Increase <p>Robert provided report; tax returns moving forward, has set up process for needed info to accountant. Discussion about moving past year's dues income from Paypal to Reserves. Amount noted on Treasurer Report in Account 4099 line is incorrect. Mark will correct and seek approval next month along with decision to move remaining total to Reserves.</p> <ul style="list-style-type: none">- May Finance Report HELD for correction to report- Motion to Move \$50k to Reserves from Checking Account (portion of balance leftover from last year): Joseph	Robert Overton



	<p>Second: Catie</p> <p>Roll Call:</p> <p>Matt - Yes</p> <p>Catie - Yes</p> <p>Nathan - Yes</p> <p>Jackie - Yes</p> <p>Jim - Yes</p> <p>Kristie - Yes</p> <p>Joseph - Yes</p> <p>Angela - Yes</p> <p>Lori - Yes</p> <p>Mike - Yes</p> <p>Robot - Yes</p> <p>Jeff Williams - Yes</p> <p>Motion passes 12-0</p>	
<p>CAPITAL EXPENSES YTD (Jan 1 balance: \$88,992.09)</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>



CORPORATE SEC.	<ul style="list-style-type: none">• Sent 16 delinquent warning letters June 3rd of which, 4 have paid.• Still have 9 members with liens• Next steps, send all who have not paid 2024 dues, to collections July 1st.	Kristie Kitchen
ACTIVITIES CHAIR	<ul style="list-style-type: none">• The neighborhood garage sale was held on June 15. July 4 Activities: Repeating 2023 plan - Bike parade 9am - Hamburgers/Hotdogs - Activities team handling Adult swim being considered.	Lori Burns / Catie Zenor
WEBSITE CHAIR	<ul style="list-style-type: none">• To be updated	Miriam Smith
SWIM TEAM CHAIR	<ul style="list-style-type: none">• Carefree Crocs Operating Budget• Carefree Crocs 2023 Audit <p>100+ registrations for club, lessons are running great numbers. No issues to report. Waiting until end of season to make any equipment investment decisions based on budget.</p>	Mark Baranko
NEWSLETTER CHAIR	<ul style="list-style-type: none">• To be updated	Miriam Smith
Q&A	N/A	
NEXT MEETING	Tuesday, July 9, 2024, 7:00 PM	

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

1.