

CAREFREE CLUB BOARD MEETING MINUTES

JULY 12, 2021

7:00PM

Carefree Clubhouse

Attendance: See attached Sign in Sheet

July Agenda: Motion passes to approve July 2021 Agenda Max Scholz & Mike Martin

June Minutes: Motion passes to approve June 2021 Minutes Max Scholz & Ashley O'Neal

Minutes

OLD BUSINESS

Presenter: Max Scholz

Discussion:

- Old business was discussed. Grants committee was introduced and will be led by Mike Martin (board member).
- Reminder was given to continue to fill out committee reports each month and turn in by due date designated by Penny.

PRESIDENT

Presenter: Max Scholz

Discussion:

Nothing to discuss for president. All information will be covered under the Pool Chair portion of the meeting.

Action items	Person responsible	Deadline
✓ N/A	N/A	N/A

VICE PRESIDENT

Presenter: Ashley O'Neal

Discussion:

- Roles & Responsibilities:
 - These are being updated and developed.
 - Documents will be kept on the Carefree Club Google drive for future reference.
- Applications for open board positions:
 - Posted in the newsletter and on Facebook.
 - Close the application process on July 25th by midnight.
 - Ballots will be organized and sent by Nathaniel Tempest, Corporate Secretary in early August.
- Google Drive:
 - Budget, tasks, contact information and historical data for committees should be stored on google drive.
 - Activities & Grounds already have been storing their nuggets of information in their designated folders.
 - All committees should consider doing the same.

Action items	Person responsible	Deadline
✓ Continue with Roles/Responsibilities for Google Drive	Ashley O'Neal	N/A

CORPORATE SECRETARY

Presenter: Nathaniel Tempest

Discussion:

- Application process for new member approval:
 - Application form passed around for the board members (in person) to review.
 - Completed application will replace board voting on the joining of new members in the future.
 - Application will be signed by corporate secretary & notarized to make it official.
 - Roll call vote was administered to pass this application process.

Application Process: vote passes to approve new member application. (8) yes (1) No

- Other updates from Corp. Secretary:
 - 11 unpaid lot
 - (2) new pending memberships

VOTE: Application process vote passes to approve new member application. (8) yes (1) No

Action items	Person responsible	Deadline
✓ Start prepping for Ballot's for August Open election	N. Tempest	August meeting

TREASURER

Presenter: Max Scholz

Discussion:

- Christy was on vacation for the July board meeting. Max presented and answered questions on her behalf.
- KMC will be leaving us in October. Max is currently on a CPA hunt.
- Max met with one CPA last week and discussions with him about all the tasks KMC is currently handling in addition to possibly doing payroll instead of Accu-Pay.
- CPA will not be doing taxes. That will remain as usual.

Action items	Person responsible	Deadline
✓ N/A	N/A	N/A

GROUNDS

Presenter: Jacqueline Cline

Discussion:

- Ground's budget:
 - Ashley to resend link to Grounds committee folder on google drive to Jacqueline.
 - Only one mowing/lawn maintenance invoice has been submitted for this year.
 - Budget is up to date and accurate on google drive spreadsheet.
- Tennis, Basketball & Pickleball Courts:
 - While Jacqueline was on vacation, Ashley met with a contractor regarding the renovation of the tennis, basketball and pickleball courts. Still waiting on a formalize quote. Verbal quote was \$50k-\$60. This included building up the courts as a curb, filling in with rock and relaying the courts, repainting, removal and put back of the fence, etc. Formal quote to follow.
 - Ashley suggested making all court (4 in total) the same and start hosting tournaments to raise money like swim team. Making this court semi-public with events will give us a better position when applying for grants to repair and replace our courts. Will continue to discuss as we know more.
- Trash Cans:
 - Someone put concrete from the creek in the trash cans which made it very difficult to move. The board & people attending the meeting were asked not to do this.

- Creek Cleanup:
 - This needs to be cleaned up. IDEM is not happy with this.
 - Need to have someone come out to quote the cleanup.
 - Concrete dumped into the creek is causing erosion and issues with the properties on Clubhouse Court.
- Robert suggested that Jacqueline not come to the board with all these questions. All concern should be addressed with a committee. It was pointed out that Jacqueline is working on establishing a committee. Robert was reminded that this is Jacqueline's first board position, and she was thrown into it. Board meetings are a place for discussion as well as updates.
- Jacqueline requested 2019-2020 painting costs and repairs from 2019-2020 for the grounds. Jacqueline would like to store that information in her google drive folder for future reference. Max to request this information from KMC.
- Jacqueline requested that she be able to always keep the trash bags for the grounds with her. Going through multiple locked gates is inconvenient.
- The playground bubble should arrive any day. Max to arrange pickup with Jacqueline. Jacqueline to get help from community on installing bubble. Wood that is currently in its place can be thrown out.

Action items	Person responsible	Deadline
✓ Meet with contractor to clean up creek	J. Cline	N/A
✓ Send Grounds committee google link	Ashley O'Neal	ASAP
✓ Get with KMC regarding 2019-2020 repairs to grounds	M. Scholz	ASAP
✓ Playground bubble installation	J. Cline	N/A

ACTIVITIES

Presenter: **Ashley O'Neal**

Discussion:

- Ashley shared upcoming events with the board (see activities committee report for details).
- Waggoner concert is scheduled for Friday Sept. 24th
 - Ashley working on booking a band, Emily getting food trucks.
 - Parking lot of the clubhouse. Clubhouse is reserved for the event.
 - Waggoners are paying for the band and flying in for the event.
- Meet & Greet:
 - July 29th at 7PM at the clubhouse
 - Board members are encouraged to attend.
 - Welcome bags are now welcome folders, and the contents of the folders were shared with the activities committee report.
- Adult Swim – July 2021 went great. People had a great time and looking forward to an even bigger turnout for August. Still working to secure live music for August.

Action items	Person responsible	Deadline
✓ N/A	N/A	N/A

WEBSITE

Presenter: **Erich Bauer**

Discussion:

- Payroll is working well after bugs were sorted out.
- Couple of the guards were short on pay. Max & Erich to work out.
- Pool chair, swim team and pool manager work together to make sure everyone is paid and on time.
- Robert asked if voting/polling would be an option. Is there a way to ensure only one member of the household votes? Erich determined it would be tricky and gave suggestions and will review a bit further to see if it's feasible.

Action items	Person responsible	Deadline
✓ Review voting/polling on the website for future use	Erich Bauer	August meeting

POOL CHAIR

Presenter: Max Scholz

Discussion:

- After hours pool rental with people outside membership:
 - Comments included:
 - Not worth the hassle
 - Will not generate enough income.
 - This is a private club, and they want it to remain that way.
 - Concern regarding not being available for rentals by membership if already taken by an outsider.
 - People are also concerned about liability.
 - People take pride and ownership in their own property. People with no interest don't care.
 - Respect for Carefree property is a concern.
 - One board member would rather raise dues than outsource our amenities.
 - Dan Black shared the poll that was posted on Facebook: (81) no, (7) yes, (1) no preference.
 - Roll call vote of the carefree board was taken to open pool rental to public.

VOTE: Roll call vote to approve outside rental is declined.

(1) yes (10) No

- Flat rate fees for pool rentals:
 - Max gave updates that the pool rental fees are updated and on the website.
 - Old method was confusing.
 - New flat rental rates include:
 - \$150 from 8P-9P
 - \$200 from 8P-10P
 - \$250 from 8P-11P

Action items	Person responsible	Deadline
✓ N/A	N/A	N/A

SWIM TEAM

Presenter: Erich Bauer

Discussion:

- Swim team had a great season. Only one rained out meet.
- Last home swim meet was jam packed. Great turnout.
- Last swim meet was this past Saturday, and the banquet was this past Sunday.

Action items	Person responsible	Deadline
✓ N/A	N/A	N/A

CLUBHOUSE

Presenter: Steve Wisdom

Discussion:

- \$1,280 in rentals. This is a busy week with rentals for the clubhouse. Wednesday is only open day.
- Clubhouse had major expenses this month.
 - Drywall repair \$250
 - Carter's My Plumber \$440 + they unclogged the shower in the women's restroom by the pool.
 - Large trash bags and cleaner

Action items	Person responsible	Deadline
✓ N/A	N/A	N/A

Action items**Person responsible****Deadline****NEWSLETTER****Presenter:** Ashley O'Neal**Discussion:**

- Newsletter was sent early July.
- 120 hours spent on the newsletter this quarter.
- If Ashley remains newsletter chair, she would like more uniform headshots of the board members to use for the newsletter, website, welcome folders, etc.
- List of members without email addresses is too long to print and mail the newsletter. Ashley decided she was not willing to do this. Robert made a comment that is how it has always been done and it seemed unfair to not give those members a copy. Ashley suggested Robert take that task and roll with it. Ellen suggested we contact whoever is doing title work to make sure to obtain email addresses at closing.

Action items**Person responsible****Deadline**

- ✓ Talk to people who submit closing paperwork about collecting email addresses for the club.

Nathaniel Tempest

N/A

GRANTS**Presenter:** Mike Martin**Discussion:**

- Committee currently consists of Mike and Ashley.
- Working together to research grant options and hopes to have some sort of plan for next meeting. (at least dates for submissions)
- Various ways of funding and grants to sift through.
- Currently working on ADA compliant grants. Ashley hoping to include some tennis court grants options as well.
- Mike reached out to the member who asked for chair lift for the pool during town hall several times with no luck.
- Mike mentioned if anyone was interested in helping out to please contact him.

Action items**Person responsible****Deadline**

- ✓ Grants Research

Ashley & Mike

August meeting

OTHER COMMENTS**ROBERT OVERTON (BOARD MEMBER)**

- Robert raised concern regarding dues, KMC letter, the convenience fee (\$9.95) with paying dues online and picking up pool passes.
 - Max will look at credit card fee and see what other options are available.
 - Comment was made that we cannot get around a convenience fee without the club absorbing it.
 - QR or key fobs were mentioned as alternate for pool passes in the future and after next year mailings/pickup of passes will be a thing of the past.

MEMBER STATEMENTS

- Ankney & Hock Families addressed concern over the “psychological abuse” of the lifeguarding staff.
 - Red Ball/Visual Awareness Test (VAT) was mentioned and the “bucketing.”
 - Guards who fail the VAT are instructed to guard a mop bucket, in public for their 40 min shift.
 - In result of this action, (2) guards are no longer employed. One quit and one was let go when the father addressed the issue.
- Member who addressed the board had printed documents and Hock Family brought email conversation and the Ankney Family brought a typed response and when asked, decided to withhold that document from the meeting (at this time).
 - In response to these accusations, a “investigation team” was assembled and this was tabled and will be updated in the August board meeting.



Boards Meeting

Sign-in

7/12/21

- ✓ 1. Ashley O'Neal M VP 317.312.0183
 - ✓ 2 GARY M WANCSEK 317490 2986
 - ✓ 3) Steve Wisdom Clubhouse Chair 317 ⁴⁵⁷⁻5202
 - ✓ 4) Jacquellie Clark
 - ✓ 5) Mike Martin GRANTS 317.850.1334
 - ✓ 6 Maximilian Scholz Prez 317474 8206
 - 7 Cheryl Ankeney
 - 8 Steve Ankeney
 - 9 Maria Ankeney
 - 10 Brandon Keith Dickel
 - ✓ 11 Ellen Morrow member 317-908-8644
 - 12 Deck Huber
 - 13 Robert Hock
 - 14 Lori Burns
 - 15 Kristie Kitcher
 - ✓ 16 Nathaniel Tempest CS 317-670-2944
 - 17 Daniel Black
 - ✓ 18 Robert Overton
 - 19 Kim Hock
 - ✓ 20 Erich Bauer Swim Team/website
 - 21 Mark Baranko
 - 22 Sara Burns (waived in during the meeting)
- telephone: Chnsty Wise