



MINUTES

Carefree Club Board Meeting

March 11, 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 type="checkbox"/> Ashley O'Neal - Vice President, Clubhouse<input checked="" type="checkbox"/> Kristie Kitchen - Corporate Secretary, Pool Chair<input 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 type="checkbox"/> Mandi Foxworthy - Board Member<input type="checkbox"/> Matthew Johnson - Board Member<input checked="" 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>	Presiding Officer
Q&A NOTE	<p>Q&A held at the end of the board meeting as time allows. Please submit questions to the presiding officer BEFORE the start of the meeting.</p>	Presiding Officer
MINUTES	<p>Vote for approval of February Meeting Minutes</p> <ul style="list-style-type: none">• Approved by the board	Presiding Officer

NEXT MEETING	April 8, 2025 - 7:00pm, Clubhouse	All
BOARD REPORTS		
PRESIDENT	<ul style="list-style-type: none"> Nothing new to report 	Matt Randall
VICE PRESIDENT	<ul style="list-style-type: none"> Nothing new to report 	Ashley O'Neal
SECRETARY	<ul style="list-style-type: none"> 2025 Dues letter will be mailed out in the next 2 weeks. 	Kristie Kitchen
TREASURER	<ul style="list-style-type: none"> January Report February Report Held off vote until next meeting April 8 (due to treasurer absence) 	Robert Overton
POOL CHAIR	<ul style="list-style-type: none"> We are hiring lifeguards effective immediately, interviews next couple of weeks and training in April and May. (Currently have 10 people to interview on top of the 8 returning guards) ADA chair update - Ashley met with Jensens pool to go over placement and get final pricing. It came out \$2,000ish more than we had on the first quote dues to the anchor plate, anchor kit, freight, taxes, and extra battery and cover. He did give us a \$500 discount because he is friends with Ashley. That means we need to use club funds for freight and tax and a little more, about \$2,000. Motion to vote for Club to pay the balance. Kristie made motion, Catie 2nd, board approved 	Kristie Kitchen
CLUBHOUSE CHAIR	<ul style="list-style-type: none"> February rentals were light. We had three (3) rentals for all of February + our regularly scheduled events using the clubhouse during the week. Scheduled bookings YTD \$: \$6,900 Scheduled bookings YTD taxes: \$476.70 Scheduled bookings YTD Square profit: \$11.64 The weekends in the summer are nearly all booked. 	Ashley O'Neal
GROUPS CHAIR	<ul style="list-style-type: none"> Hopefully no more snow. Community Day Volunteers for cleanup and mulch Community day will include mulching, flowers for planters 	Jim Grimes

	<ul style="list-style-type: none"> • Parking blocks moved back into place • Limbs in creek are starting a dam, Jim will take care of that. 	
ACTIVITIES CHAIRS	<ul style="list-style-type: none"> • Community Day planning ongoing • There will be a shedding truck, music, food trucks, and Easter egg hunt will happen this day as well. • Emily Pender updates the sign. 	Lori Burns Catie Zenor
NEWSLETTER AND WEBSITE CHAIR	<ul style="list-style-type: none"> • Nothing new to report • Hoping to get a newsletter sent out at the end of March 	Miriam Smith
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>Parking lot has some damage, or gouged out, Mark will look into repairing</p>	Mark Baranko
SWIM TEAM	<ul style="list-style-type: none"> • Carefree Crocs Operating Budget <p>4 home swim meets this summer</p> <ul style="list-style-type: none"> • The end of year ice cream social for swim team will be July 11th, with swimming included for swim team. 	Mark Baranko
CAPITAL EXPENDITURES Jan 1 balance: \$190,282.97	Capital Expenses for 2025: 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 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	

	<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):</p>	
UNFINISHED BUSINESS	<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 - Ongoing <ul style="list-style-type: none"> 2025 budget includes cost of update Firm identified for initial outreach 	Presiding Officer
NEW BUSINESS	<ul style="list-style-type: none"> Vote on capital expenditure approval for pool chair <ul style="list-style-type: none"> Motion: Kristie Second: Catie Vote: Unanimous 	Presiding Officer
Q&A	<ul style="list-style-type: none"> Update on Pavilion project? (Nathan) We need to schedule a meeting to discuss upcoming projects (Matt) 	Presiding Officer

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

1.