



MINUTES

Carefree Club Board Meeting	November 14, 2023 7:00PM – Carefree Clubhouse
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CALL TO ORDER	<p>Attendance: All present sign in on paper passed around.</p> <p>Mike Martin, president Kristie Kitchen, secretary Jim Grimes, grounds Catie Zenor, board member Angela Tucher, board member Miriam Smith. website Mark Baranko, facilities Lori Burns , board member Nathan Lewis, board member Robert Overton, board member</p>	
Q&A	<p>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 into Mike Martin.</p> <p>Introduce new board members</p>	
MINUTES	<p>Vote/approval of October Meeting Minutes.</p> <p>Minutes approved, motion Jim Grimes, 2nd Kristie Kitchen</p>	Mike Martin
NEW BUSINESS	<ul style="list-style-type: none">• None	Mike Martin



OLD BUSINESS	<ul style="list-style-type: none">• Treasurer Position• Finalize other Chairperson Roles<ul style="list-style-type: none">○ Activities○ Newsletter / Website• Motion to approve the following slate of officers:<ul style="list-style-type: none">○ Recording Secretary - Matt Randall○ Grounds Chairperson - Jim Grimes○ Clubhouse - Jacqueline Cline○ Pool - Kristie Kitchen <p>Motion to present Robert Overton as Treasurer: Martin Second: Randall</p> <p>Robert Overton accepted Treasurer Position - unanimous approval of board members present.</p> <p>Miriam Smith accepted Website / Newsletter Chair</p>	Mike Martin
PRESIDENT	<ul style="list-style-type: none">• 2024 Dues Increase <p>There was a question about dues increase from a member. Question was when we go to the members for a vote to raise dues (we did this in 2022) it is only for a period of 2 years. Mike verified with our attorney, this is not the case. We do NOT have to go to membership to keep the dues at the base of where they currently are. They do NOT go back to the pre-election rate. Dues will remain the same with the annual cost of living/consumer price index increase only.</p>	Mike Martin
VICE PRESIDENT	<ul style="list-style-type: none">• No Report	Matt Randall
POOL CHAIR	<ul style="list-style-type: none">• Nothing new to report	Kristie Kitchen
CLUBHOUSE	<ul style="list-style-type: none">• Projected 2023 Rental Income to through August: so far we have \$11,445 in rental income for 2023 rentals.• \$1,550 so far confirmed reservations for 2024	Jacqueline Cline



GROUPS CHAIR	<ul style="list-style-type: none">No report received	TBD
FACILITY MANAGER	<ul style="list-style-type: none">October Facility Manager ReportNovember Facility Manager ReportIf you need anything my contact is: Mark Baranko (812) 361-8247 <p>Mark reviewed reports for 2 months of work.</p>	Mark Baranko
TREASURER	<ul style="list-style-type: none">Approval of June ReportApproval of July ReportApproval of August ReportApproval of September ReportApproval of October Report <p>No reports available from past treasurer to review or approve.</p>	Chrissy Strum
CAPITAL EXPENSES YTD (Jan 1 balance: \$72,204.77)	<p>Capital Expenses for 2023: (as a board we can spend up to \$28,881.91 before going to membership for approval) (as a board we can spend \$18,246.28 for an individual expense before going to membership for approval)</p> <ul style="list-style-type: none">Clubhouse Flooring: \$11,943.79 (March 2023)(2) Park Benches: \$1,251.90 (April 2023)Outdoor Drinking Fountain: \$869.00TOTAL SPENT (to date): \$14,064.69	
CORPORATE SEC.	<ul style="list-style-type: none">Slight change in our collections process, with our new attorney's office, KSN.Liens should only be placed for over \$500 due per KSN.Instead of liens, we are going through a collections process that does not cost Carefree, the attorney fees are included in that collection. 6 properties are receiving a collections notice for 2023 nonpayment or partial payment.Our previous liens were filed incorrectly, per KSN. Our old firm, VanValer, is refiling them	Kristie Kitchen



	correctly at no cost to us. Our new attorney's will take it from there after they are filed correctly. Our new firm found all this out when we transferred all of our collections to them.	
ACTIVITIES CHAIR	Upcoming activities: <ul style="list-style-type: none">• Dec 5th - cookie exchange• Dec. 15th - caroling• Dec TBD - Santa parade• Book club to start back in the winter• Sunrise run/walk club to start soon -no word when TBD• Euchre Tournament - Nov. 17 -postponed• Poker Tournament - Jan 12 -postponed• Playground meetups - monthly Saturday mornings.	TBD
WEBSITE CHAIR	<ul style="list-style-type: none">• To be updated Miriam Smith accepted position.	TBD
SWIM TEAM CHAIR	<ul style="list-style-type: none">• Off Season	Mark Baranko
NEWSLETTER CHAIR	<ul style="list-style-type: none">• To be updated	N/A
Q&A	N/A	
NEXT MEETING	Tuesday, January 9, 2024, 7:00 PM	

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

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