



MINUTES

<h2 style="margin: 0;">Carefree Club Board Meeting + Special Meeting (Dues Increase & Capital Expenses Approval)</h2>	<p>March 7, 2022</p> <p>7:00PM – Carefree Clubhouse</p>
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<h3>CALL TO ORDER</h3>	<p>Attendance: All present sign in on paper passes around. Return after all have signed in.</p> <p>Board Members Present:</p> <ul style="list-style-type: none"> ● Ashley O’Neal ● Terry Steckman ● Robert Overton ● Mike Martin ● Adam Terrell ● Erich Bauer ● Chrissy Strum ● Kristie Kitchen ● Matt Randall ● Jacqueline Cline ● Jackie Lee ● Jeff Williams <p>Not Present:</p> <ul style="list-style-type: none"> ● Nathaniel Tempest <p>Number of Guests in Attendance: 7</p> <p>Sign in Sheet</p>	
<h3>Q&A</h3>	<p>Guests submit the topics BEFORE the start of the meeting and we will block time at the end of meeting discussions regarding the Special Meeting. Turn Questions into Mike Martin. Pen & Paper are supplied.</p>	
<h3>Past Minutes</h3>	<p>Vote on February Meeting Minutes</p> <ul style="list-style-type: none"> ● Randall Motion to accept ● Steckman Second ● Approved 	

New Business:	No new business - Ballot/Proxy Results will be shared at the end of the meeting.	Ashley O'Neal
PRESIDENT	President's Report HERE <ul style="list-style-type: none"> • Scanning - Terry didn't get a chance to review. Will discuss in April • Light bill is high 	Ashley O'Neal
VICE PRESIDENT + Clubhouse	Vice President - Nothing to Report Clubhouse Report HERE	Terry Steckman
CORPORATE SECRETARY	Nothing to Report	Kristie Kitchen
TREASURER	March 2022 Treasurer Committee Report Here Financial Report (each month has a tab) <ul style="list-style-type: none"> • Request to add 2 decimal points to the YTD Summary column for readability in the Finance Report. <p>Robert Overton - motion to approve Jan Financial Report Terry Steckman - 2nd Approved</p> <p>Overton - motion to approve Feb Financial Report - amend the report to state February Steckman - 2nd Approved</p>	Chrissy Sturm
POOL CHAIR	Pool report HERE <ul style="list-style-type: none"> • Life Guards 6 applicants, 4 interviews • Pool committee will meet to set up pick-up days • Painting / Striping - end of March 	Jacqueline Cline & Ashley O'Neal
GROUNDS CHAIR	Grounds Report HERE	Jacqueline Cline

	<i>Keep an eye out for spring cleanup.</i>	
ACTIVITIES CHAIR	<ol style="list-style-type: none"> 1. Fused Glass Class is Friday, March 18 from 6 - 8 pm at GRT Hot Glass Studios. 2. Lawn Care course in April hosted by Dick Huber. 3. Future Activities: Can be found on the website calendar. They will be updated as we know more details. Check back regularly. We also always create event pages on Facebook. 	Emily Myers
WEBSITE CHAIR	Website Report HERE	Erich Bauer
SWIM TEAM CHAIR	Swim Team Report HERE Annual conference startup meeting on April 10th at the Carefree Clubhouse.	Erich Bauer
NEWSLETTER CHAIR	Nothing to Report In progress. Should go out at the end of the 1st Quarter (this month)	Nancy Bauer
Q&A	Special Meeting Questions (30 Mins) See Below	
BALLOT RESULTS/VOTING	<p>Results from the Ballots.</p> <ul style="list-style-type: none"> • # of ballots total? • Any invalid ballots? • Capital Expenses Results (over 40%) • Initial ask for dues increase (\$25) • Additional increase for reserve fund? \$20 <p>346 ballots returned Quorum met $\frac{2}{3}$ or .66 to pass for each item. 228 votes in favor needed to pass.</p> <p>Capital Expenses - Spend over 40%: 233 votes In favor - PASS</p> <p>Increase Dues by \$25 per year: 232 votes in favor - PASS</p> <p>Additional increase of \$20 for Reserve Fund: 193 votes in favor - FAIL</p>	

<p>Approve 2022 Carefree Club Budget</p>	<p>Motion to approve 2022 Carefree Budget - Mike Second - Terry</p> <p>Roll call vote to approve the 2022 Carefree Budget As to be amended to add \$25 per lot to income.</p> <p>Ashley - Yes Terry - Yes Chrissy - Yes Att - Yes Jacq - yes Jackie yes Kristie - yes Erich yes Robert yes Mike Yes Adam yes</p> <p>2022 Budget passes</p> <p>Motion to adjourn Mike Second - Adam</p> <p>Meeting Adjourned</p>	
<p>NEXT MEETING</p>	<p>April 11, 2022</p>	

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

1. Who reviews the Carefree Crocodile budget yearly? Who reviews their liabilities and assets?

Budget is set up - \$29,000 annually. Funds generated by the swim team. No funds provided from the Carefree club.



Carefree Treasurer is the Treasurer of the Crocodiles Swim Club

Member comment - requesting a review of the swim team budget.

Request for visibility of what the swim team's budget looks like.

2. Brad/Heather Fischer- may have a question once meeting is over.

Carefree Crocodiles cover their own funds, and they contribute.

Concerns about how the pool was run in 2021. Trash on the deck. Too much staff.

Robert Overton Shared:

Question about the Reserve Study

[Reserve study completed in 2016.](#)

The reserve study showed that Carefree Club was not collecting enough in annual dues to set aside the amount that the study showed we needed for the future. Several years went by. The board decided that we should save some amount, so have been saving some, but haven't been saving enough to pay for the entire reserve study financial projection / direction.

Savings - are using on the ballot question - requesting to spend more of the reserve funding than the board can approve.


Savings account - will take a big hit this year. Still not rebuilding at the rate shown in the reserve study.

The reserve is currently underfunded.

3. Is this a special meeting of the membership or a board meeting?

The meeting of the membership is combined with the board meeting.

A special meeting of the membership has a format.



Recommend future special meetings of the membership occur prior to the board meeting, then proceed with the meeting agenda.

4. Daniel Black Lot 685 - has questions -wants to be added to the agenda for questions /comments.

No board meeting next week.

Sign still had January.

Dan had heart surgery last monday. For the record, they did find a heart...

Question about the door replacement:

Ballot - carefree clubhouse entry doors do not meet fire standards and lack emergency exit standards.

Requested documentation from a fire marshall stating that we are not in compliance. Listed 2014 code.

Current building code, does not apply to existing doors.

Ever failed an inspection. No, no documentation.

Is it possible they may not meet current safety codes, but not current new building codes.

Dan's concern: Not the doors. Dan states that the concern is with approach in verbiage in the letter, stating that we aren't out of compliance. We are in compliance.

Steve: We did pass the fire inspection.

New inspector came in and was going to cite. It passed because it is grandfathered in.

Other:

Matt Randall will request an energy audit from REMC.

