

**Carefree Club Board Meeting Minutes**  
**June 10, 2019, 7:00 PM**

**Call to Order:** Linda

**Pass Attendance**

**Present:** Erich Bauer, Dan Black, Jess Carrasquillo, Sandra Carrasquillo, Chris Cummins, Shirley Frye, Raj Handa, Naomi Lantrip, Ellen Morrow, Linda Stemnock, Steve Stemnock, Andy Stephens, Phil Wagoner

**Absent:** Steve Wisdom

**Guests:** 3

The revised final minutes from the February 19 special meeting minutes have not yet been provided after notification that the minutes provided were not what the board had approved. This is the third time that the recording secretary has refused to provide the final minutes (together with April 2018 and November 2018) that the board has approved.

Dan asked Linda if the by-laws state that the minutes are to be a true and complete record of the proceedings. Linda said yes, the by-laws haven't changed. Dan said that many times the board approved minutes are not true and complete and that he must comply with the by-laws.

Motion that since the responsibilities are not being handled as required, that the recording secretary position be vacated at this time made by Linda, 2<sup>nd</sup> by Jess. Vote was done by ballot.

**Yes:** 8

**No:** 5

Motion Passes

**Revisions made to April and May 2019 Minutes**

Motion to approve the April 2019 minutes as amended made by Linda, 2<sup>nd</sup> by Jess

**Yes:** Jess, Andy, Linda, Shirley, Steve S., Ellen, Sandra, Naomi, Chris, Erich, Phil

**No:** Dan, Raj

Motion Passes

Motion to approve the May 1, 2019 special meeting minutes as amended made by Linda, 2<sup>nd</sup> by Erich

**Yes:** Jess, Andy, Linda, Shirley, Dan, Steve S., Ellen, Sandra, Raj, Naomi, Chris, Erich, Phil

**No:** None

Motion Passes

Motion to approve the May 13, 2019 meeting minutes as amended made by Linda, 2<sup>nd</sup> by Shirley

**Yes:** Jess, Andy, Linda, Shirley, Steve S., Ellen, Sandra, Naomi, Raj, Chris, Erich, Phil

**No:** Dan

Motion Passes

**Secretary's Report (Sandra)**

As of today 514 lots have paid, leaving 19 still outstanding (3 of those are longer than 4 years). We have one overdue lot that we need to consider waiving interest and late fees as it relates to the Soldiers & Sailors Civil Relief Act (active servicemen being deployed). Lot owner will need to provide copies of deployment, and then the board can forgive the money for interest and late fees. Board approved.

In early June, Sandra made reminder calls to those still outstanding and have collected on eight more lots (included in the numbers above).

Some interesting stats: 925 adult pool passes have been issued; 177 children under age 11 were added to their parent's pass, 211 youth passes have been issued; and 106 metal tags were given to those age 11-15 years of age. Nineteen lots paid via the website this year; 27 lots which paid via web last year did not pay that way this year; the majority sent checks in before the website went down; six lots paid via website both years.

Ex-wife of lot owner who paid the dues for her now deceased husband who is requesting a refund provided a letter from her attorney said a reverse mortgage company owned the house, but the ex-husband is still on deed. Ex-wife should be getting refund from reverse mortgage company. Sandra will contact the ex-wife since we don't have enough information to make a decision at this time.

### **Treasurer's Report (Chris)**

Chris reported that most assessment payments have been received and processed. She refunded the late payments for lots that paid the late fee after May 1 and before May 14 (8 lots, 4 more checks outstanding). Big chemical bill received for pool maintenance.

Motion to approve the April, 2019 financial report made by Naomi, 2<sup>nd</sup> by Linda.

**Yes:** Jess, Andy, Linda, Shirley, Steve S., Ellen, Sandra, Naomi, Raj, Chris, Erich, Phil

**No:** None

**Abstain:** Dan, Raj

Motion Passes

May 2019 financial report presented.

### **Committee Reports**

#### **Pool (Linda)**

- The new baby pool filtration pump was installed, but does not yet have the bill from the company that installed it. Plumber called for leak in water lines prior to filling the pool. An electrician was called to replace frayed wiring in the power supply box that services the baby pool. Called an electrician out again to replace circuit breakers that service the baby pool. Everything running well now. There is a leak in the water fountain (in decking) that will need to be repaired. Water aerobics has started. We've passed the water tests. Erich posted the forms needed for pool staff employment online instead of Linda having to make copies of all of them, so much easier. Tax and employment forms for guards have been taken to accounting firm that does our payroll.
- Concession has been going well – have expanded the snack selection. About \$700 in sales through June 8.
- Thanks to Jess for picking up the mulch for the gardens.

#### **Grounds (Jess)**

- Jess thanked Andy for volunteering to paint over the graffiti in the parking lot, but Andy said someone else must have done it since he was out of town.

#### **Newsletter (Ellen)**

- Ellen will send the second quarter newsletter in the next day or two to Erich to post.
- Third quarter newsletter articles due July 1.

#### **Activities (Linda)**

Next event is the 4<sup>th</sup> of July cookout. 75 attendees for the ice cream social. Shirley had offered to help with the ice cream social on the original date, but went with rain date. Naomi had also offered to help and Terri Wagoner and Chris showed up to help. Thanks to all.

### **Web (Erich)**

- Erich reported that our website has been back on the original server for 2-3 weeks. Saved links to our website didn't work while on the backup site, but work now. Additional security has been added by the server company. Nightly backups are in place. This server company allows 1,000 emails to be sent at one time, most don't allow this, and it was a big reason to return to that company. They are a top-rated server for the cost.

### **Clubhouse (Steve W.)**

- No report.

### **Swim Team (Erich)**

- 132 swimmers have registered and the season is going well.

### **Old Business**

- Center Grove High School decided not to have a fundraiser at our pool.
- Additional cameras: for improved security, we may be able to go with point-to-point antennas instead of Wi-Fi for cameras that we can't hardwire. Will look into three more cameras: back parking lot, better angle for main parking lot, and license plate camera. Cameras for playground area may be considered later.

### **New Business**

- Linda reported that she had received a letter on June 3 (shared with officers) from an attorney on behalf of some Carefree members. They are questioning the board's interpretation of the 10% pertaining to capital expenditures and having two members from the same household on the board. They want details on how we are going to comply with the concerns and may seek court action if not corrected. Linda said that while this matter is being worked on, other business is going to be put on the back burner for the time being until we get this resolved. Ellen asked for clarification and Linda said that other things, including the by-laws that Ellen specifically mentioned, were going to be put on the back burner because this is going to take some time. We will not be taking on new things at this time.

Motion to engage the services of an attorney and increase the amount in Legal Expense from \$500 to \$5,000 for legal services pertaining to this matter made by Linda, 2<sup>nd</sup> by Jess.

**Yes:** Jess, Andy, Linda, Shirley, Steve S., Sandra, Naomi, Chris, Erich, Phil

**No:** Dan

**Abstain:** Raj, Ellen

Motion passes

Motion to create a legal committee to lead the work on this matter consisting of Chris, Sandra, Naomi, Jess, Linda and Andy made by Linda, 2<sup>nd</sup> by Erich.

**Yes:** Jess, Andy, Linda, Shirley, Steve S., Ellen, Sandra, Naomi, Chris, Erich, Phil

**No:** Dan, Raj

**Abstain:** None

Motion passes

Motion to provide a copy of the attorney letter to all board members within 24 hours made by Dan, 2<sup>nd</sup> by Raj.

**Yes:** Dan, Raj, Andy, Ellen

**No:** Jess, Linda, Shirley, Steve S., Sandra, Naomi, Chris, Erich

**Abstain:** Phil

Motion does not pass

This is a pending legal matter and the committee will provide updates to the board as needed after talking with an attorney.

Raj requested that when Linda talks with the attorney, she should mention that the membership rejected the by-laws revision to make sure that he/she has full information to give the best advice. Linda said okay.

A motion to adjourn made at 8:45PM by Linda, 2<sup>nd</sup> by Erich. Passed unanimously.

Next Meeting July 8, 2019 7:00 PM

Submitted by Linda Stemnock