

## Meeting Minutes from September 12, 2016

### Carefree Club, Inc.

**Present:** Erich Bauer, Jess Carrasquillo, Sandra Carrasquillo, Andrew Hart, Beverly Huldeen, Patrick McMahon (7:15-8:25 pm), Ellen Morrow, Renee-Ann Pikulik, Linda Stemnock, Steve Stemnock, Jenaca Tilson, Josh Wisby, Steve Wisdom

**Absent:** Jamie Hawkins, Naomi Lantrip

**Opening remarks:** Jess explained voting process to guests and asked if there were any concerns regarding Tom Stemnock counting ballots for the dues increase, not the election of board members (since mother Linda is on the ballot) – none voiced from guests or board.

**Minutes from August 2016 meeting:** Motion to approve as corrected, seconded, and passed unanimously.

**Items from President:** Jess reported that the attorney was finishing up the review of our bylaws and the board will receive a copy upon completion. Some committee chairs have submitted their operations manual and Jess asked that others be turned in soon. Board received \$3707 in donations and some members felt that putting the donations toward an entrance sign for Carefree South would be a good gesture. Board will get input from South members and to request assistance with work involved with preparing a site and landscaping. Enough volunteers would be needed prior to starting on sign work. Renee-Ann said that we need verification from the homeowner for location of sign and we also need to check with the county zoning department. Motion to set aside \$3707 for Carefree South entrance sign, have meetings from members in North and South, and if sign work is not completed within two years of start date, re-appropriate the funds. Motion was seconded, 10 yes, 2 no (names?). Motion approved. Steve S. talked with both banks that handle Carefree funds and they can set up view-only access to statements without cost and suggested that along with the treasurer, the president, corporate secretary and another board member (Naomi was recommended) have this access. Motion to set up this process with four board members was made and seconded. Vote was 10 yes, 1 no (Ellen) and 1 abstention (Renee-Ann). Motion was approved. Per our by-laws, the treasurer is required to be bonded, and Jess will contact our insurance company for cost estimates to discuss at the October meeting. The board is covered for errors of omission, but not bonding of the treasurer. The treasurer needs to be bonded in order to avoid negligence of following by-laws.

**Corporate Secretary's Report:** Sandra reported that she is doing well on collecting delinquent dues and has sent out lien letters. The club is in much better shape than 2015 in terms of unpaid dues.

**Treasurer's Report:** Renee-Ann reviewed the August financial statements. The phone in concession and the water meters for the pools will be shut off until next spring. The excess water

bill might be due to a slight leak in the main pool and this will be checked in the spring. Concession receipts were down. She asked that the board watch spending since we will not receive any money until next spring. The budget was impacted by the water and sewer bill and the cost of ballots, but should have about \$20,000 to put towards reserves next year. All expenses should be submitted on a monthly basis. Motion to accept report as presented was made, seconded, and passed unanimously.

## **Committee Reports**

**Pool:** Linda reported that the amount of rain during the summer reduced attendance and concession receipts. We passed all water quality tests and had good results from health department inspections. She will try to get some repairs done this fall if there are unspent funds in the pool budget.

**Grounds:** Patrick reported that he is getting estimates for having the dead tree removed.

**Newsletter:** Jenaca asked members to submit any articles within the next two days. If anyone is interested in taking over newsletter in 2017, please let her know.

**Clubhouse:** Steve W. reported that the White River Fire Department checked the property. Per their request, he put the street number on the front of the clubhouse, purchased an additional extinguisher, and Steve S. has the MSDS sheets posted. There was \$1,114 in rentals and \$100.69 in expenses this month. He paid \$100 towards the kitchen appliances and \$500 towards the cabinets. The oven door was cleaned. He power-washed the patio prior to the hog roast.

**Web/Swim Team:** Erich reported that the email system from our database is now working properly. He is investigating the process for paying dues and voting online (will check by-laws and security) and will provide updates at a future meeting. Jess will check with the attorney regarding voting electronically. Erich is working with Bev about how to put activities on the club calendar – these events will also be posted on the front page of our website. He plans to email members periodically about club activities – maybe once a month. Renee-Ann thanked him for the information and emails pertaining to the ballots. Swim team purchased a new reel for the lane lines and ordered a wireless headset for the starter to use at meets. He also ordered an alarm system for the guard room since the audio system is stored there.

**Activities:** Bev thanked everyone who helped with the hog roast. Attendance was down from last year, not sure why. There were about 70 attendees and \$330 in gate receipts. She may try to change things up next year – such as hot dogs/burgers events more often instead of bigger and costlier activities such as the hog roast. Upcoming events are on the website.

**New Business:**

The zoning appeal for proposed cell phone tower at northeast corner of Fairview and Leisure is September 22 and Jess asked everyone to attend if possible. Erich will send information to the neighborhood.

Q&A with guests: Discussion about money from dues going towards the island/entrances will continue at a future meeting. There isn't a homeowner's association to be responsible for these types of issues.

**Results of Ballots:**

Ballot to increase annual dues by \$60: 311 ballots needed for quorum and 314 were received. 241 ballots were yes, 68 were no, and proposal passed with 78% approval (minimum of 66% needed). Ballots were counted four times for accuracy.

Ballot for board members: 9 names were on the ballot for 8 openings. Newly elected: Dan Black and Naomi Lantrip; re-elected: Bev, Patrick, Renee-Ann, Linda, Jenaca and Steve W.

The teller's committee was thanked for their work.

Teller's Committee:

- Chris and Tim Cummins
- Tom Stemnock
- Marsha and Dave Sander

**Next meeting is Monday, October 10<sup>th</sup>, 2016 at 7:00 p.m.**

Motion to adjourn made at 8:56 p.m., seconded and passed unanimously.

Submitted by Linda Stemnock, October 8<sup>th</sup>, 2016