

Carefree Club Board Meeting Minutes
March 13, 2017 7:00 PM

Call to Order

Pass Attendance: Dan Black, Jess Carrasquillo, Sandra Carrasquillo, Chris Cummins, Jamie Hawkins, Bev Huldeen, Naomi Lantrip, Ellen Morrow, Steve Stemnock, Linda Stemnock, Jenaca Tilson, Josh Wisby

Absent: Erich Bauer, Patrick McMahon, Steve Wisdom

Guests: Five guests were present

Review & Acceptance of Minutes from February Meeting

- Minutes from February 2017 meeting: Motion to approve as revised, seconded and passed. 11: Yes 1: No.

Secretary's Report

- Sandra Carrasquillo made one correction to the annual pool dues letter stating if you pay with their own online bank bill pay that they will need to return the pool form. to (We've had members in the past that send in only a bank check and do not include the pool form.)
- Sandra also mentioned that the pool dues letters are ready to be sent out soon. In the February meeting minutes Sandra was targeting between March 16th and March 20 to have the pool dues letters mailed out to the members. However, she mentioned that if we don't get enough ballots returned from the first voting ballot should she delay the mailing of the dues letters until after the special meeting scheduled Monday, March 27th. That way she doesn't have to spend another \$500 on postage. It was discussed and agreed upon that they will be mailed Tuesday, March 28th which still gives members plenty of time to receive and pay by the May 1st due date.
- Sandra mentioned that one lot with a lien went to a sheriff sale and she has now collected the money. That will be one more lot off of the past due list.
- Also discussed was clarification of the wording within the pool dues letter regarding the 8% penalty fee that gets added the following year once a lot becomes past due. (Suggested rewording: For all overdue assessments the lot owner will be subject to interest (8% per annum) and penalties under Article IV, Section 9 of the Carefree Club, Inc. Declaration of Covenants and Restrictions.)

Treasurer's Report

- Naomi Lantrip said that the W2's were prepared in January and she spent most of February trying to figure out the financials. Naomi and Chris Cummins basically had to start from scratch so, from the balances and the bank statements she had to recreate accounts and categories and input all numbers to prepare a Budget, Net Worth and Cash Flow. A member of the board asked a question: "We use to get a Profit & Loss detail sheet." Motion to approve the financials reports were made, seconded, and passed. 11: Yes, 1: No.

Committee Reports

Pool

- Linda Stemnock said that they've removed all the sand from the filters and will be back in the next couple weeks to put the sand in and to fix the gauge's.
- Linda also stated that the new trash cans look really nice. They are to replace the previous trash cans which were in violation of Johnson County Health Department codes.

Grounds

- Jess mentioned the slide at the park playground stops at 2ft off the ground and he is going to bring in mulch to build up the ground at the end of the children's slide for safety purposes to bring the drop off around 12 inches
- The ground has settled around the sign at the County Line entrance and there is now approximately an 8 inch gap between the ground and sign so, Jess wants to get house siding to fill in that gap.
- Now that we had the parking lot redone and in order to maintain it and keep it looking nice we need to look in to having it seal coated. Jess will elaborate on this during his presentation.

Newsletter

- Jenaca Tilson said at the one of our last board meetings one of the guests that was present volunteered to take over doing the newsletter and her name is Ellen Bryk. Jenaca and Ellen will be meeting to prepare the next newsletter. The next newsletter is set to go out April 1st and they will do their best to meet this date. Please submit any entries as soon as possible.

Activities

- Bev has reconsidered the spa day and not going to have it.
- Easter egg hunt is scheduled for April 15th.
- Opening day for pool is May 27th and she's planning an ice cream social.
- Annual garage sale will be the first Saturday of June, which would be June 3rd.

Web

- N/A

Clubhouse

- In Steve Wisdom's absence, Namoi Lantripshared that the Clubhouse rentals totaled \$1,016.
- There was a \$500 payment made toward the kitchen cabinets/counters.
- Additional miscellaneous expenses were for the plumber, hand soap, Swiffer steam mop and pads.

Old Business:

1. Jess talked about the 2017 grounds proposal:

- Jess Carrasquillo shared his big picture ideas about the future of our pool. In expanding the pool deck into the basketball court closest to the pool, he would like this area to include shelter/shade areas and possibly a sprinkler/splash area. This would be over the course of several years.
- Jess also mentioned adding additional playground equipment in our park.
- Jess received an estimate from Indy Sealcoating of \$3,962.86 to fill cracks, reseal and re-stripe the parking lot. (Jess passed out a copy of the estimate to the board members). Motion to approve parking lot project (to be done when the weather is warmer, hoping for the first of May before the pool opens) made, seconded, and passed. 11: Yes, 1: No.
- Jess would like to use up to \$15,000 to redo the west basketball courts. New black top and 2 new goals. (Tennis courts repairs/improvements would be off the agenda for this year.)
- Motion to approve to redo the west basketball court in the fall of 2017 (no construction while pool open, the amount is not to exceed \$15,000, and it was suggested construction should be done during week days to not interrupt clubhouse rentals was made, seconded, and passed. 11: Yes, 1: No.

2. Review of dues letter

- This was discussed earlier in the meeting during the Corporate Secretary's report.

3. Board chair committees

- Josh sent emails out and he is planning to start the meetings next month.

New Business:

1. Dollar spending amount that requires quotes and estimates.

(a understood expectation)

- This is what we agreed and if not then it shouldn't be rehashed. That way we're not going over what was discussed in the past.

2. Accuracy, completeness, and transparency of monthly meetings and minutes.

(record, video, webcast?)

- We are recording the meetings and it's been asked before about webcasting/broadcasting the meetings. It was decided that we have enough transparency in regards to the meeting. We all travel 4-5 minutes to come to the meeting and if they want to know they can attend in person and the meeting minutes are posted on the website. That should be sufficient.

Questions/ Comments from the membership:

- Mr. Huber had several questions. (We have a copy of his questions and will try and get him the answers.)

Motion to adjourn at 8:49 made, seconded and passed unanimously.

Next Meeting: We will meet April 10, 2017

Submitted by Jamie Hawkins, March 20, 2017