



MINUTES

Carefree Club Board Meeting

February 13, 2023

7:00PM – Carefree
Clubhouse

CALL TO ORDER

Attendance: All present sign in on paper passed around. Return after all have signed in.

Board Members Present:

- Ashley O'Neal
- Mike Martin
- Erich Bauer
- Matt Randall
- Chrissy Strum
- Kristie Kitchen
- Mary Kennedy
- Jacqueline Cline
- Jackie Lee
- Mandi Foxworthy
- Robert Overton (arrived late)
- Jeff Williams (arrived late)

Not Present:

- Adam Terrell
- Terry Stekman

Number of Guests in Attendance: 3
Guests:

[Attendance Record](#)

Q&A

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.

Past Minutes

Vote/approval of [November Meeting Minutes](#)

Ashley - Motion

Matt - Second

Approved



	Vote/approval of January Meeting Minutes No need to approve since it was not a formal meeting (quorum not met)	
New Business:	<ul style="list-style-type: none">• N/A	Ashley O'Neal
Old Business:	<ul style="list-style-type: none">• <i>Need to update the dues letter with the new late fee (which is 8%, not \$25 - will be \$27.20). PayPal fees will be covered by the member paying online.</i>	Ashley O'Neal
President, Pool Chair & Clubhouse	<p>Clubhouse:</p> <ul style="list-style-type: none">• New door is installed properly. Waiting on master lock parts to come in and update the locks.• Revisit Floor upgrades for the clubhouse as discussed in the Sept - November board meetings. <p>Motion to approve up to \$12,000 out of the reserve fund to replace the flooring in the clubhouse with Commercial Grade Luxury Vinyl Plank. Must get 3 quotes.</p> <p>Motion: Ashley Second: Chrissy</p> <p><u>Roll Call Vote:</u></p> <p>Jacqueline - Yes Jackie - Yes Mary - Yes Mandi - Yes Kristie - Yes Chrissy - Yes Ashley - Yes Erich - Yes Robert - Abstain Mike - Abstain Matt - Yes Jeff - Yes</p> <p>Motion Passes</p>	Ashley O'Neal



- **Projected 2023 Rental Income to date:** so far we have **\$5,890.00** in rental income secured for 2023 rentals. Confirmed - not budgeted.
- **Lock on the dumpster** was replaced. I asked several times to have the keys returned by the previous grounds chair. No response. I have a replacement key for Jacqueline. Thoughts on passing the new lock expense on to Matt Kelley on his dues letter? [\\$20.32](#)
- Grounds or Clubhouse - Front Post in parking lot (it was hit at some point): \$375.00

Misc. Questions/Comments:

- Status on Mike to pull together the Nominating Committee for the 2023 Ballot. Other than Huber, did you get anyone else to volunteer? Do you need recommendations?
- **Cost of Living Increase:** Can we add the 4.8% to the dues letters being sent in March? I need a number not a percent.
- Kristie, when **new members move in**, can you update the pool software for the new member information? I went back to Sept in the Secretary email and changed several.
- Start thinking about who will take over as President for the upcoming election. My time as President will be over at the end of the year.
- **Request was made for an update on legal claim:** Legal claim was fully compromised, resulting in \$5,000 payout for corporate bad faith, intentional emotional distress, invasion of privacy & defamation of character. In addition, Carefree was required to present to membership a vote for the issue of whether multiple members of the same household who are duly elected to serve on the board at the same time should each be permitted to vote individually on every issue. The vote passed where membership approved individual votes per board member under the same household. Claim was paid by the Club Insurance Policy

Pool Updates:

- **Pool/Clubhouse Rentals:** in the past, members could use their guest passes for

people when renting the clubhouse. Last year it was completely taken advantage of and more times than not, they did not do so. I recommend that if someone is renting the clubhouse and would like their party to be able to use the pool, they should purchase the "all-swim" for the entire party at \$65.00 and wristbands should be distributed.

Approved

● **Repairs & Updates Approval (presented in October 2022):**

- Pool Maintenance - Coping around the baby pool (Health Dept Requirement): \$225.00
- Pool Maintenance - Concrete repairs around the gates between pools: \$500.00
- Pool Maintenance - Water Fountain Installation, removal of old water fountain: \$1,600.00
 - Will discuss in March after additional quotes for filterable / water bottle filler.
- Pool Maintenance - Block wall opening in lifeguard office/concessions: \$6,500.00

~~Ashley: Motion to approve opening the block wall in the lifeguard stand for concessions for up to \$6,500.00.~~

~~Motion not seconded.~~

~~Consensus is to put this project on pause for now.~~

- **Capital Expenditures for 2023:**
- ***(h1) The majority of the board can approve any individual capital improvement up to 5% (\$7,548.14) of the total annual maintenance assessment of \$150,962.80.***
- ***(h2) 2/3 Majority of the board can approve any individual capital improvement between 5%-10% (\$7,548.14 - \$15,096.28) of the total annual maintenance assessment of \$150,962.80***
- ***(h3) Anything above those numbers, for any individual expense, will be taken to membership for a vote.***



- (h5) if the Board spends 40% (\$28,881.90) of the reserve fund for Capital Improvements in the year, 2/3 of the membership will be required via vote.

- **Spending Requests for 2023:**

Clubhouse Floors	Up to \$12,000	Board approval Approved above
Clubhouse Maint. to post	\$375.00	
Pool Concrete Coping around baby pool	\$225.00	Required
Pool Gates - Concrete repairs	\$500.00	Required
Water Fountain	\$1,600.00	Board Approval On hold for more quotes
Concessions Renovation	\$6,500.00	Board Approval Decided not to move forward
Park Bench	TBD	Board Approval Pending quotes
TOTAL	\$14,000+	

VICE PRESIDENT

Nothing to Report

Mike Martin

GROUNDS CHAIR

- No Report Received
- The bench is damaged and needs to be removed. [We need to order a new one.](#) Has any research or are any options being presented?

Mandi Foxworthy



	<p>Pre-made concrete bench could be put in, or a new one could be formed. Will also need to pay to have it removed.</p> <p>Pre-made are easy to install - bolt to the concrete.</p> <p>Mandi will get quotes.</p>	
TREASURER	<ul style="list-style-type: none">● September 2022 - January 2023 Reports to approve. <p>September 2022 Motion (as presented) - Robert Overton Second - Matt Randall Approved</p> <p>October 2022 Motion (as presented) - Robert Overton Second - Kristie Kitchen Approved</p> <p>November 2022 Motion (as presented) - Robert Overton Second - Kristie Kitchen Approved</p> <p>December 2022 Motion (as presented) - Robert Overton Second - Kristie Kitchen Approved</p> <p>January Treasurer's Report will be presented for approval in March.</p> <ul style="list-style-type: none">● 2023 budget will be presented at the meeting. <p>We need to use CPI for increase, not COLA.</p>	Chrissy Sturm



CPI - **4.8% increase** vs. COLA - 8.9%.

CPI - Consumer Price Index

COLA - Cost of Living Allowance

2023 Dues: \$340.60 (up from \$325)

545 Houses. 16 unpaid in 2022.

Budget assumes 538 pay in 2023

Cost to run the pool per day during open season:

\$1,041.45

Motion to Approve Budget as Presented:

Matt Randall

Second:

Erich

Roll Call Vote:

Matt - Yes

Mike - Yes

Robert - Yes

Erich - Yes

Ashley - Yes

Chrissy - Yes

Kristie - Yes

Mandi - Yes

Mary - Yes

Jackie - Yes

Jacqueline - Yes

Jeff - Yes

2023 Budget Approved

- **Revisit changing the fiscal year.** Ashley emailed the club attorney to ask the question.
 - **Attorney Response:** *"I don't see an issue with amending the fiscal year. Carefree's By-laws actually indicate a fiscal year beginning*



	<p><i>on Jan. 1 anyway. The board would want to make a motion/approve the same at its next board meeting and you would need to talk to your accountant as well. There are certain forms that need to get submitted to the IRS to make it aware of the change for tax purposes.”</i></p>	
CORPORATE SEC.	<p>No Report Received</p> <ul style="list-style-type: none"> • Please update the pool portal with current information so we aren't scrambling during the pool season. 	Kristie Kitchen
ACTIVITIES CHAIR	<ul style="list-style-type: none"> • Knit & Crochet continues monthly. • Intentions for Bunco to continue monthly • Glass Blowing Outing - Feb. 22nd - registration & payment information on Facebook. • Check the website or Facebook for event updates. • Board approval for Wagoner Memorial Concert. <p>Wagoner's would like to host the concert again. Board approves the use of Carefree grounds, but the board will not be able to assist with planning of the event.</p>	Emily Myers
WEBSITE CHAIR	<p>No Report Received.</p> <ul style="list-style-type: none"> • Please make pool manager emails to go Sarah Burns at: sarah708790@gmail.com 	Erich Bauer
SWIM TEAM CHAIR	<p>No Report Received.</p>	Erich Bauer
NEWSLETTER CHAIR	<p>No Report Received.</p> <p>Newsletter will go out next month. Please email Mary with anything that needs to be shared with the membership.</p>	Mary Kennedy
Q&A	<p>Guest (as time allows)</p>	
NEXT MEETING	<p>March 13, 2023</p>	

Ashley - motion to adjourn
 Second - Chrissy



ADDITIONAL DISCUSSION ITEMS SUBMITTED:

1. Dan Black: Is it permissible to put the pool water into the creek? Ashley will check, as this should not be happening.

2. James Lindkey
 - a. Dues and collection - legal fees. Yes
 - b. Capital Expenditures - wish list? Is there a maintenance plan / schedule? Not an official list, although, there was a reserve study done a number of years ago.