

Meeting Minutes from October 10, 2016

Carefree Club, Inc.

Present: Erich Bauer, Dan Black, Jess Carrasquillo, Sandra Carrasquillo, Bev Huldeen, Jamie Hawkins, Naomi Lantrip, Ellen Marrow, Renee-Ann Pikulik, Linda Stemnock, Steve Stemnock, Jenaca Tilson, Josh Wisby, Steve Wisdom

Guests: 1 guest was present.

Absent: Patrick McMahon

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

Items from President: Jess welcomed the newly elected board members, Dan Black and Naomi Lantrip. Jess handed out and walked through a “Year in Review” document highlighting many improvements and accomplishments. Finance committee: Review budget for 2017 and meet to discuss recommendations for the reserve study money. It has been suggested that 1 member of the committee should be a member that is not that is not on the board should be involved. In regards to the financial safeguards; Jess passed around several documents: financial safeguards, tips for protecting your association finances, financial fraud. He also discussed a proposal from a retired financial consultant to review our financials at no cost, pre-audit. Jess made a recommendation to have these folks look over our financial reports and he will see if we can get them to the next meeting prior to them leaving for Florida for the winter.

Reserve Study: N/A

Corporate Secretary’s Report: Sandra filed 4 new liens on past due members. She also called and went around with final letters and taped them to their front doors to try and collect on the past due members. We have 4 or 5 who have not paid this year. One is making payments regularly and one is paying randomly. There are currently 3 judgements out there. Motion for carefree board members to have access to the bank statements (President: Ellen Morrow, VP: Josh Wisby, Corporate Secretary: Naomi Landrip, Treasurer: Renee-Ann)

Treasurer’s Report: P&L detail: we had \$330 come in from hog roast, \$1,030 in dues were collected, club rental refund, concessions are down, interest income \$246, swim team money noted was for swim lessons, September is the last month for payroll, we have \$16+ credit coming back from AT&T, trash removal – haven’t changed our rate yet and Steve will work to get that adjusted (winter rate decrease), water and sewer – pool meters closed. P&L vs Actual is accumulative from Jan thru Sep. Contingency = attorney for by-laws review and repair of the breakroom. Balance Sheet; continuing to pay on kitchen expenses. Motion for the September financial reports to be accepted, seconded, and passed unanimously.

Committee Reports

Pool: Closing of the pool should be finished by the end of the month. Steve mentioned that smaller repairs could be done by end of year for the pool bathroom and concession lights and the pit for sump pump. He mentioned it should stay within budget.

Grounds: N/A.

Newsletter: Jenaca mentioned that she is still looking for a replacement to write the newsletters.

Clubhouse: Steve reported that the Clubhouse Rentals were \$564 for this month. \$100 was paid toward the kitchen appliances and \$500 was paid toward the kitchen cabinets and counters. Steve purchased 800 more minutes for the cell phone. \$100 went toward repairs for the clubhouse restroom. Total expenses \$218+. Steve also mentioned that someone is bending the trash dumpster bar to get the lid up and is disposing of carpet and carpet pads for the past 3 weeks. Steve asked if there is a more secure dumpster that we can look into getting and discussed if using a fake camera or trail/nature camera would help to deter people from tampering with the dumpster.

Website: Erich posted the newsletter and current minutes through August.

Swim Team: Closed for the winter. Erich has the security system and plans to get that installed for the guard room to protect the electronic equipment.

Activities: Bev mentioned that a few men joined the Colts football game at the clubhouse. She said they had a great night for chick flick; 6 to 7 women attended. On October 1st, a Dad and Daughter came for pizza/movie night. Bev opened it up for coffee and conversation on Thursdays, but no one showed. Erich suggested maybe taking photos of events to post on the website. It was decided to start doing that for the summer party and hog roast. Future activities possibly in the works: November 3rd/spa night, November 5th/ornament luncheon, December 1st/coffee and conversation, December 3rd/cookie exchange – Bev encouraged all members to participate and possibly caroling to some neighbors (would need to be 5pm or after). Bev has a neighbor that wants to rent clubhouse for canvas and wine night and wanted to know how the board felt about this type of activity.

New Business: Regarding the pole being installed on Fairview Rd, Verizon is the carrier but a third party would be installing the pole. A 2nd hearing is scheduled on October 25th at 6:00pm.

Seating of the officers/members:

- Ellen offered to be President and a vote was taken; 13 yes/1 no.
- Josh and Dan offered to be VP and a vote was taken; Josh 8 yes/Dan 5, 1 for Patrick.
- Renee-Ann offered to continue to be Treasurer and a vote was taken; unanimous yes.

- Vote for Corporate Secretary, Naomi volunteered and a vote was taken; unanimous yes.
- Went through each chair person: Jess- grounds, Jenaca – board for newsletter, but not writing the newsletter, Renee-Ann – Treasurer, Steve – Clubhouse, Bev – Activities , Linda – Pool, Erich – Swimteam and Website, Jamie – Recording Secretary.

Next meeting is Monday, November 14, 2016 at 7:00 p.m.

Motion to adjourn made at 8:54p.m., seconded and passed unanimously.

Submitted by Jamie Hawkins, November 14, 2016