

Meeting Minutes from January 11, 2016

Carefree Club, Inc.

Present: Erich Bauer, Jess Carrasquillo, Sandra Carrasquillo, Jamie Hawkins, Beverly Huldeen, Patrick McMahon (left at 8:20 pm), Ellen Morrow, Renee-Ann Pikulik, Linda Stemnock, Steve Stemnock, Josh Wisby, Steve Wisdom

Absent: Jenaca Tilson

Minutes from November 2015 meeting: Motion to approve as corrected, seconded, and passed unanimously.

Items from President: Jess updated the contact list for board members and will work on filling board vacancies.

Reserve Study: Renee put together a tentative schedule for membership information meetings and vote to approve dues increase. She wants to have meetings for members to explain the reserve study and requested dues increase. Two meetings will be held on February 28 (all board members should attend) and board members will be available to answer questions during the special meeting on February 29. Erik from RSI doesn't have weekend appointments available, so he will be asked to attend on the 29th. Reserve study committee will meet after today and will finalize the PowerPoint presentation and Q&A for web, and will not be using NextDoor for communication, but if conversations about the ballot are posted on NextDoor, we will refer them to the club website for information. We will also have the 2016 operating budget posted on club website. For the special meeting will be February 29, 60% of eligible members to vote will constitute a quorum, and two-thirds need to approve dues increase proposal to pass (amount was rounded to \$115). Renee asked that board members review the draft documents and ballot and send her any suggestions by January 13th. Reserve study committee will give presentation to board at the February meeting.

Corporate Secretary's Report: Sandra reported she is still working out some bugs in the database (Erich fixed by the end of the meeting). She has a list of non-payers that will be used in filing for small claims court (excluding bankruptcies). The court filing fee is \$120 for two people on deed. She will be working with Renee on this. Received call from a member regarding a letter from City of Greenwood about checking sump pump lines, and she will send information to Erich to post on NextDoor.

Treasurer's Report: Renee reviewed the November and December financial reports. Starting with 2016, she will report and pay sales tax monthly. Paid for balance of sign, balance of reserve study, and parking lot; received a check for \$325 from Johnson County REMC for retired capital credits from 1985. The payment to Republic reflects a payment for a month where we didn't get a bill. She will borrow against \$30,000 for bill payments until dues starting arriving. She will be sending out W2s and information to Comer & Associates for taxes by the end of this month. Motion to

approve November and December financial reports as presented, seconded, and passed unanimously. Jess said that we need to look into having an audit done later this year.

Committee Reports

- Pool:** Linda reported that she and Steve are watching the heaters and pipes during the cold weather, and that there was a sewer backup in concession.
- Grounds:** Patrick reported that he is writing specifications for the lawn care bids that will go out to bid in February. Jess will send him the contact information for some lawn care firms that expressed interest in submitting bids.
- Newsletter:** The reserve study committee will let Jessica know of anything to include in the next edition by January 19th.
- Clubhouse:** Steve reported that he received \$802 for December rentals, and paid some towards what is owed for the new appliances and cabinets, and purchased some supplies. He has received \$450 in January rentals. Expenses were \$500 from reserves and \$81 from operating funds.
- Web/Swim Team:** Erich reported that the bill for the database work has been received. There was nothing to report for swim team.
- Activities:** Bev reported that the cookie exchange had a small but fun group of attendees. Erich will be working on having emails sent from the database for club information. Bev will be promoting 2016 activities at the special meetings in February –will put information on flyers to handout to attendees. Crime Watch meets next week.

Next meeting is Monday, February 8th, 2016 at 7:00 p.m.

Motion to adjourn made at 8:27 p.m., seconded and passed unanimously.

Submitted by Linda Stemnock, February 7th, 2016