

Carefree Club Board Meeting Agenda
January 11, 2021 7:00 PM
Via Zoom

Call to Order: Maximilian Scholz

Board Members in Attendance: Maximilian Scholz, Jess Carrasquillo, Jeff Williams, Christy Wise, Steve Wisdom, Erich Bauer, Penny Inskeep, Steve Stemnock, Sandra Carrasquillo, Ellen Morrow, Nathaniel Tempest, Gary Kubancsek, Robert Overton

Board Members Not in Attendance: Rob Jacobson

Approval of Agenda

Motion to approve agenda as presented made by Maximilian Scholz. Motion passes unopposed.

Board Administrative Business

- Non-Deeded Board Member/ Treasurer Christy Wise
 - Due to refinancing under a VA loan and rules. Christy had to be removed from the deed until the closure of the refinance loan. Christy is now fully deeded on the property.
 - Motion to Board to continue to keep Christy Wise as Board Treasurer. Motion passes unopposed.

Review & Acceptance of Minutes from November Meeting

- Penny: Board members shared that a new format would be appreciated to the board minutes. Penny shared that she has no problem updating the minutes to be clear and concise. The November meeting will be updated and sent to Max for distribution to the board.
- Since meetings are being held virtually it is challenging to record and always know who is speaking. Penny requests while meetings are virtual that board members identify themselves by name when speaking and when making or seconding a motion.
- November meeting minutes will be voted on for approval at the February 8th board meeting.

SECRETARY'S REPORT

- Jeff Williams shared that he is staying on as a board member at large, but resigning as Corporate Secretary due to needs of family and his business.
- Jeff will remain in the position for now.
- Max will talk to KMC about costs for them to take on pool passes as well.

- Max will discuss Kirkpatrick fulfilling more of the responsibilities of the Corporate Secretary.
- A new individual will be appointed to this position.

TREASURER'S REPORT

- December Financials: Reporting with KMC still needs to be ironed out so that roles/responsibilities are designated to the correct individuals.
- Robert noted that receiving the report at an earlier time would be helpful to go through the multiple pages shared.
- The pages that are relevant to monthly expenses are the first five pages.
- The reporting is different than in the past because it is a standardized form from KMC.
- Max will continue to have discussions with KMC.
- KMC: Rate Increase
 - Linda Stemnock was notified that KMC is increasing fees by \$15 per month

Motion to Table the treasurer's report made by Robert Overton. Max seconded the motion. Motion passes unopposed.

Committee Reports

POOL

- Not open at this time. No information to report.
- We will need a new pool manager. Pool manager position will be posted publicly.
- Max will discuss possible alternative pool options for check in and check out at a later date. The pool manager position is due to Steve Stemnock stepping down at the end of last season.

GROUNDNS

Nothing to report. Rob Jacobson was not in attendance to report.

NEWSLETTER

- Ashley O'Neal is taking over the newsletter responsibilities previously taken on by Jess Carrasquillo.
- Ashley shared that 40% of individuals have opened the newsletter.
- The next newsletter will be distributed in April 2021.
- Board members shared that Ashley is doing a great job with the creation and distribution of the neighborhood newsletter.

ACTIVITIES

- Permission to hold another blood drive in April is being requested from the activities.
- Holding a blood drive in April was fully supported by the board. 100% approval for the Activities committee to move forward with scheduling this.
- The board extended gratitude to Emily Stage Myers for her continued leadership and oversight with activities in the neighborhood.

WEB

- Erich Bauer shared the Carefree website is being improved to have the current newsletter easily accessible for site visitors.
- Max recommended adding information to the website to address realtors and potential new homeowners.
- Penny Inskeep talked to her husband who is in real estate and he recommended noting to realtors that there is not an HOA. He shared the issue that comes up is when the Title companies pull "Old HOA and CCR" documents from the 1970's and pass this on to the realtor. For realtors who are not knowledgeable about Carefree it creates confusion to them and their clients.

CLUBHOUSE

- November/December expenditures were just shared with Steve Wisdom from KMC.
- He wants to make sure KMC has updated individuals with correct responsibilities.
- Steve will email his reporting to Christy.
- Clubhouse Reporting was shared by Steve Wisdom and can be found [HERE](#)
- In the month of December there were only two rentals.
- Due to the nature of the year with COVID Steve has had to issue many refunds.
- Clubhouse new lights installed due to vandalism.
- Koorsen came for annual service.

WELCOME

Committee Chairs: Linda Stemock and Shirley Frye

- Next meet and greet will be in March.
- Committee meeting will be next month.
- KMC has been sharing new residents with the Welcome committee which has been very helpful.

Old Business

Motion to discuss old business made by Maximilian Scholz. Motion to discuss old business passes unopposed.

- 2021 Budget
 - Motion to use the existing 2020 budget as a baseline for the 2021 budget made by Maximilian Scholz. Motion seconded by Robert Overton. Motion passes unopposed.
 - 2021 Budget Discussion:
 - Christy Wise is working to do an audit to make sure financials are designated appropriately.
 - Christy noted the capital improvements do not seem accurate.
 - Christy will work with KMC to determine a date for the officers of the financial committee to meet.
 - The expectation will be to have the Financial Committee by the end of January.

- Robert Overton seconded the motion to approve using 2020 budget numbers as a starting point for 2021 budgeting until the Financial committee meets with KMC.
- Official budget will be shared at the February board meeting for board approval of the 2021 budget.
- Nathaniel noted that we will need to account for the KMC \$15 per month increase when the 2021 budget is created.

New Business

Motion to discuss new business as presented on the agenda made by Maximilian Scholz.

Motion to discuss new business passes unopposed.

- Club House Vandalism
 - Unsupervised teenagers managed to get over the basketball fence and into the pool area. Clubhouse lights were broken. Erich Bauer has provided still images and video. All information has been shared with the Johnson County Police Department. Two of the teenagers have been identified by name with the help of residents in Carefree. Maximilian Scholz has shared the names of individuals with the Johnson County Police Department.
- Pool Manager Search
 - The Carefree Club pool manager position will be posted to the public so all qualified applicants can apply.
 - If multiple candidates apply, interviews would likely be held for this position.
 - This is an existing paid position, but due to Steven Stemnock's resignation a replacement will need to be hired.
- County Line Road Expansion Early Coordination Letter
 - County line road will be enlarged two ways and will include a trail path. Maximilian Scholz will be sending a letter from the Club regarding this expansion.
 - The exact details and timeline are unknown at this time.
 - Residents are encouraged to send letters to the city/county regarding this expansion.

Motion to Adjourn

Motion to adjourn meeting made by Maximilian Scholz. None opposed. Meeting adjourned.

Next meeting: February 8th, 2021

Submitted by Penny Inskeep

