



AGENDA

Carefree Club Board Meeting

August 12, 2025

7:00PM – Carefree
Clubhouse

CALL TO ORDER	Attendance: Please use sign-in sheet. <u>2024-2025 Carefree Club Board of Directors</u> ☒ Matt Randall - President ☒ Ashley O'Neal - Vice President, Clubhouse ☒ Kristie Kitchen - Corporate Secretary, Pool Chair ☒ Robert Overton - Treasurer ☒ Jim Grimes - Grounds Chair ☒ Catie Zenor - Activities Co-Chair, Finance Cmte ☒ Lori Burns - Activities Co-Chair ☒ Miriam Smith - Newsletter and Website Chair ☐ Mandi Foxworthy - Board Member ☒ Matthew Johnson - Board Member ☒ Nathan Lewis - Board Member ☐ Joseph Strauch - Board Member ☒ Angela Tucher - Board Member 7 of 13 members required for a quorum <u>Facility Manager</u> ☐ Mark Baranko - Facilities Manager/Swim Team <u>Guests</u> Janet Hendel Will Hendel	Presiding Officer
Q&A NOTE	Q&A held at the end of the board meeting as time allows. Please submit questions to the presiding officer BEFORE the start of the meeting.	Presiding Officer
MINUTES	Vote for approval of July 2025 Minutes • Motion to approve minutes by Nathan Lewis • 2nd by Matt Randall	Presiding Officer

	Passed unanimously	
NEXT MEETING	September 9, 2025 - 7:00pm, Clubhouse ANNUAL MEETING	All
BOARD REPORTS		
PRESIDENT	2026 Swim Team Policy - Draft - Matt will email board with the draft policy, he would like everyone to read it over and at Sept. meeting we will vote on it. - It will be made a permanent document with Swim Team being a club committee chaired by a member.	Matt Randall
VICE PRESIDENT	Ballot - Voting - We have ballot counters lined up: Julie VanHorn, Ladonna Ralph & Chrissy Sturm - September 9 is due date for ballots, that were mailed out this week. (Must be postmarked by Friday Sept 5, if mailed)	Ashley O'Neal
SECRETARY	Delinquency and Collections Update – As of August 9,2024 - KSN just (8/8/25) received full payment on the last Membership that was headed to foreclosure, (\$4776.58) 2 members who haven't paid in 2 years went to court in July, neither appeared, so Carefree was awarded a fault judgement for the total amount. 7 members were sent to collections, we have received payment for 1 and a half. (one dropped off \$200 cash in box) 1 member inquired about pool pass. While looking at their account I realized they were new homeowners and had not received dues letter. I replied and gave them time to pay. I have sent many emails and a delinquency letter, with no response. After 6 weeks, I have not heard anything back, so they will be going to collections this week.	Kristie Kitchen

	Robert will follow through with this Member account, by going to their door to clarify any questions, and hopefully collect a check.	
TREASURER	- June report - June report was approved unanimously; Angie Tucher made the motion to approve, Matt Randall 2nd the motion. - July Report - July treasurer report was also approved unanimously; Angie Tucher made the motion to approve, Matt Randall 2nd the motion. - Robert will call IN American Water in regards to the visit that was paid to Carefree Club on July 17th by an official at IN Am Water; regarding a meter that continues to be turned on, but does not have an account for Carefree attached to it. Carefree has 2 water accounts, one that is "Sprinkler"/pool and the other is for the Clubhouse.	Robert Overton
POOL CHAIR	Pool Operations Update – August 2025 - Beginning August 18th, the pool will not open until 4pm when we have lifeguards home from school. I posted on Facebook and Miriam posted on club Facebook and Website. - The pool had to close Wed Aug. 6 for an Algae outbreak that needed to be treated. (24-48 process) - The picnic tables were delivered at the beginning of July. The 15 chairs were delivered on July 22. Both look great! - The last day for the pool will be Labor Day September 1. We will probably stack chairs and tables on Wed Sept 3 or Tuesday Sept 9. I don't have an exact date yet. We are always looking for volunteers to help, as it goes MUCH quicker with more people. - Water Aerobics will continue daily. Starting next week, we will open just for Aerobics, 11-12 and then close. Reopen at 4-8 M-F, 11-8 Sat., Sun, and Labor Day.	Kristie Kitchen

	- The last guard in-service and after hours party are both next weekend on Sat. August 16. - It was noted that Republic exchanged our dumpster for no apparent reason. The new dumpster does not lock. Ashley will call Republic about the change and need for us to lock the dumpster. All weekly water samples continue to come back clean and in compliance.	
CLUBHOUSE CHAIR	INCOME YTD PROJECTIONS (based on bookings): - Scheduled bookings YTD \$: \$10,939.12 - Scheduled bookings YTD taxes: \$753.90 - Scheduled bookings YTD Square profit: \$42.20 - We have \$11,000 in bookings for the year.	Ashley O'Neal
GROUPS CHAIR	- Asphalt - Patch job update- no response from vendors, Called Rick's Courts for a quote-no response, No on-site visit from any vendor yet. - No company will come out for this small job. Nathan, Jim, and Catie will take care of the asphalt patch job in the parking lot of the pool/clubhouse. - The board needs to consider resurfacing in Feb/March after snow is finished. Picnic table locations, Trash - Jim will move picnic tables that Mark set in the park (from the pool deck, that were replaced) but ended up in the brush along the creek, and mark "FREE" or cut them up for disposal.	Jim Grimes
ACTIVITIES CHAIRS	- Emily Pender updates the sign. - leftover food for the annual meeting. - LAST Adult swims - Aug 23 RAVE night - Looking at doing a Trunk-or-Treat for Halloween - Date: TBD - Need to book food trucks now for next year, if we want to have them for events. - Stericycle event was over quoted amount, but will still come out of Activities budget, for future reference.	Lori Burns Catie Zenor

	We still have hamburgers and hot dogs and buns in freezer left from July 4th event.	
NEWSLETTER AND WEBSITE CHAIR	Planning next newsletter for end of month	Miriam Smith
FACILITY MANAGER	Facility Manager Report - If you need anything please contact Mark Baranko (812) 361-8247 - Improvements on tracking purchases - Google Doc for all Facilities	Mark Baranko
SWIM TEAM	Carefree Crocs Operating Budget - Janet shared that sponsorships were down, mostly because of lack of follow through. - Stated that the swim team should be able to pay Carefree Club \$4000 that was agreed upon last winter from Mark to Matt and Robert. - Janet shared that the swim team should not be making a profit and there shouldn't be a profit margin.	Mark Baranko
CAPITAL EXPENDITURES Jan 1 balance: \$190,282.97	Capital Expenses for 2025: Improvement Project up to 5% of the annual maintenance assessment requires a majority of the quorum (7 of 13 board members) for approval: \$9,455.35 Improvement Project between 5% & 10% of the annual maintenance assessment requires 2/3 majority of the board of directors approval: \$18,910.70 Improvement Project in excess of 10% of the total annual maintenance assessment requires 2/3 of the members who vote in person or by proxy at a meeting for this purpose Improvement Projects in the same year in accordance with 1-3 above shall not be more than 10%: \$32,148.19 40% of the Reserve Fund limit on Improvement Projects (based on the balance of the Reserve Fund on January 1, 2024- \$88,992.09): \$76,113.19	

	TOTAL SPENT (to date x4099): \$1,681.11 (ADA Chair Lift) • This needs updated; Kristie will send list to Robert to correct this section for Sept. meeting.	
UNFINISHED BUSINESS	• Capital Improvement Policy - Ongoing ◦ Treasurer will recommend expenditure limit and requirement for multiple quotes • Component Inventory Update - Ongoing ◦ 2025 budget includes cost of update ◦ Firm identified for initial outreach	Presiding Officer
NEW BUSINESS	• Resurfacing vs. future of the courts, both tennis/pickleball and basketball needs a deep discussion. • We need to discuss something that will work vs. doing this the right way. • We will devote most of the November meeting to this discussion on November 11th.	Presiding Officer
Q&A	•	Presiding Officer

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

1.