



MEETING MINUTES

Carefree Club Board Meeting Minutes

October 11, 2021

7:00PM – Carefree Clubhouse and Zoom

<p>CALL TO ORDER</p>	<p>The sign in sheet was passed around(attached).</p> <p>The following board members were present:</p> <ul style="list-style-type: none"> • Ashley O’Neal, Steve Wisdom, Jacqueline Cline, Mike Martin, Kristie Kitchen, Robert Overton, Terry Steckman and Jeff Williams (zoom) <p>Not in Attendance: Max Scholz, Adam Terrell, Christy Wise, Erich Bauer, Nathaniel Tempest and Penny Inskeep</p> <p>Number of Guests in Attendance: 2</p>	<p>Ashley O’Neal</p>
<p>PRESIDENT</p>	<p>Today was Max's last day serving on the Carefree Board of Directors, per his resignation email. Max was a no-show and Ashley led the meeting. Max did not submit a report. As of today (10/11/21), Ashley is acting President of the Carefree Board of Directors.</p> <p>Motion to approve the September Meeting Minutes: (8) Yes</p> <p>KMC is no longer the management company for the Carefree Club. We have moved on with Jerry Brawley (CPA). Ashley to schedule a meeting with Jerry and Terry Steckman(VP).</p>	<p>Max Scholz</p>
<p>VICE PRESIDENT</p>	<p>The VP Report was shared.</p> <p>Roles & Responsibilities for each board position are starting to be developed. President & VP are complete and were included in the VP Board Report. Board members are encouraged to review them and contact Ashley with questions and/or changes. A list of contacts (i.e., CPA, lawn</p>	<p>Ashley O’Neal</p>

	<p>care company, pool maintenance companies, etc) will be developed in addition to the roles/responsibilities.</p> <p>Action Log: We reviewed and updated the Action Log.</p> <p>Archive Scanning: An external hard drive was purchased and submitted for reimbursement. Files in the guard room are periodically being scanned in and saved to the external hard drive. Old files are being discarded and cleared out after scanning.</p> <p>VP Report is located HERE</p>	
CORPORATE SECRETARY	<p>Nate was absent from the October board meeting. No report was submitted.</p> <p>Nate to complete Action Log item: Update mortgage closers on new process for new homeowners. Contact information for new residents to be shared with Ashley & the Welcome Committee.</p>	Nathaniel Tempest
TREASURER	<p>Christy was on vacation for the October board meeting. Ashley is now filling the role of treasurer until further notice. Christy stepped down. The financial report was tabled until the November board meeting and after Ashley & Terry can meet with Jerry Brawley (CPA).</p>	Christy Wise
POOL CHAIR	<p>No report submitted. Max is no longer Pool Chair and the role is still open. We have some time to fill this position and for the time being, Ashley should be contacted for any pool related questions, concerns or comments.</p>	Max Scholz
GROUNDS CHAIR	<p>The Grounds Report was discussed. Grounds cleanup day was a success! \$365 was paid to Green with Envy Lawn Care.</p>	Jacqueline Cline
GRANTS CHAIR	<p>No report submitted. Mike researching REMC for a local \$5k community grant opportunity. Ashley contacted the state for an ADA grant. Unfortunately being a private organization, we don't qualify. The state recommended we reach out to the community foundation for Johnson County. The application process for 2021 starts April 5th and we can request up to \$15K</p>	Mike Martin

ACTIVITIES CHAIR	No report submitted. Emily was not present at the meeting. Ashley shared the upcoming Fall Fest details (October 30th). Bunco Night and College Care Package Party.	Emily Myers
WEBSITE CHAIR	No report submitted. Nothing to report for the month of October. (In the coming months work on a cardless system and scheduler. Erich will provide updates).	Erich Bauer
SWIM TEAM CHAIR	No report submitted. Nothing to report for the month of October. Board members shared that Erich has checks and cash from the swim team that he was holding onto until we switched from KMC to the new CPA. Ashley to contact Erich to get that money deposited.	Erich Bauer
CLUBHOUSE CHAIR	Steve shared \$748 raised in clubhouse rentals. \$11.76 in expenses for spray cleaner and a flash drive to store documents for the new Clubhouse Chair, Terry (VP & Clubhouse). Steve gave Ashley checks from clubhouse rentals. Ashley to deposit.	Steve Wisdom
NEWSLETTER CHAIR	No report submitted. Ashley has a new Co-Chair, Amie Delgao. The Newsletter is put on hold for the 3rd Quarter 2021. The Newsletter will be sent out late November - Early December.	Ashley O'Neal
OTHER	<p>Voting for Officers for 2021-2022: Voting was electronic this year due to Fall Break vacation and board members out of town.</p> <p>Email communication was sent to all board members requesting which roles they want to run for. Once responses were received, an electronic ballot was emailed and votes were tallied.</p> <p>Results from the electronic voting are attached in the Minutes. Once the results were shared with the Board, Max submitted his resignation (included in the minutes), and another electronic ballot was emailed to the Board of Directors to vote for President & Vice President, (also included in the minutes).</p> <p>Results listed below:</p> <p>President: Ashley O'Neal Vice President: Terrance Steckman Treasurer: Ashley O'Neal Corp. Secretary: Nathaniel Tempest Grounds: Jacqueline Cline Newsletter: Ashley O'Neal & Amie Delgado</p>	Ashley O'Neal

	<p>Pool: Kristie Kitchen (rescinded after results were provided as a result of the time commitment)</p> <p>Swim Team & Website: Erich Bauer</p> <p>Recording Secretary: Penny Inskeep</p> <p>Clubhouse: Terrance Steckman</p> <p>Grants: Mike Martin</p>	
<p>OTHER</p>	<p>Election Process & Handling: Robert shared that the Board should get a better handle on the election process and requested that we make sure to follow the rules of the bylaws. Ashley informed Robert and all the attendees that the bylaws will be discussed and reviewed at the Board Member Retreat in November. Robert wanted to make sure all board members are educated of the bylaws and everyone agreed.</p> <p>Nomination of Members on the Ballot: Robert suggested that we take the next highest candidate from the election (who qualify - deeded homeowner. The next person would be Daniel Black and then Tiffany Rasor.</p> <p>Motion was made to bring Dan Black on as a board member. (7) No (1) Yes</p> <p>Process to change/update bylaws: Robert recommended we update the bylaws to read better moving forward. He shared an example of "telegram" to "email". Ashley suggested we talk about bylaws at the retreat.</p> <p>Dues Increase to Club Reserve: Robert recommended that we have a dues increase to match "Cost of Living". He suggested having a discussion again in November with the rest of the board to determine the mathematical factor for this and recommended we get the opinion of our CPA on what that would look like. Robert would like to see this as an "Old Business" line item for November's agenda.</p>	<p>Robert Overton</p>
<p>OTHER</p>	<p>Dan raised the issue of the election and voting process and asked Ashley if the Board plans to do a re-vote to membership. Ashley replied that "no" the board didn't think it was appropriate. Ashley shared that nothing formally was voted on with the other board members and if anyone else on the board felt it was appropriate that we can vote on a re-election.</p> <p>Dan asked if we had conversation with any of the candidates from the election regarding being eligible to run. Ashley responded that "no conversation happened". Ashley reminded Dan that most of the board is new and asked Dan to</p>	<p>Guest - Dan Black</p>

	be a good neighbor, if you see something wrong, say something and was asked that he not single out a neighbor in the future. If you see a mistake, say something sooner so it can be fixed.	
OTHER	John shared his concerns referencing " Roberts Rules of Order " John commented that he reads the minutes every month and never understood what happens at the meeting and decided to stop as he was driving by.	Guest - John Hanson
OTHER	At the end of the meeting, Steve gave notice of stepping down as a board member. October 11, 2021 would be his last board meeting in 12 years. Thank you Steve for serving as Clubhouse Chair and Board member for all these years! Steve did say that he would continue to help Terry and serve as a committee member for the Clubhouse.	Steve Wisdom

Robert made motions to adjourn the meeting. Ashley seconded the motion. The meeting ended at 7:53pm.

Minutes recorded by Ashley O'Neal




OCTOBER CAREFREE CLUB

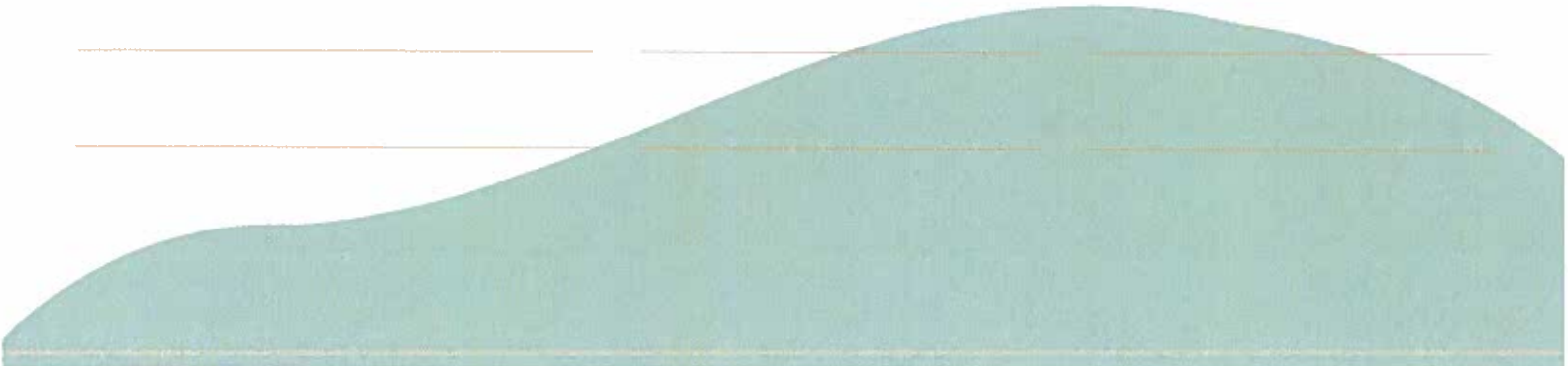
Sign in sheet

October 11, 2021

7:00PM



NAME	EMAIL	ROLE/MEMBER
Ashley O'Neal	Ashleyoneal@live.com	Vice President
Jacqueline Cline	Jacquelinecline@yahoo.com	Grounds
Steve Wisdom	Steve Wisdom	Open
Mike Martin		GRANTS
Robert Overton	roverindg@hotmail.com	BOARD MEMBER
Kristie Kitchen	lrv2dve@aol.com	board member
Tony Steinhilber	lrvnlg@yahoo.com	member
Dan Blad		Guest
John Hanson		guest
Jeff Williams (Zoom)		



Timestamp	President	Vice President	Newsletter Chair (Co-Chair: Aime Delgado)	Pool Chair	Website Chair	Swim Team Chair
2021/09/30 10:27:53 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Kristie Kitchen	Erich Bauer	Erich Bauer
2021/09/30 10:34:40 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Kristie Kitchen	Erich Bauer	Erich Bauer
2021/09/30 10:40:29 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Kristie Kitchen	Erich Bauer	Erich Bauer
2021/09/30 10:43:58 AM AST	Max Scholz	Terrance Steckman	Ashley O'Neal	Max Scholz	Erich Bauer	Erich Bauer
2021/09/30 10:55:20 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Max Scholz	Erich Bauer	Erich Bauer
2021/09/30 11:03:31 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Max Scholz	Erich Bauer	Erich Bauer
2021/09/30 11:59:30 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Kristie Kitchen	Erich Bauer	Erich Bauer
2021/09/30 12:32:02 PM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Max Scholz	Erich Bauer	Erich Bauer
2021/09/30 1:21:50 PM AST	Max Scholz	Terrance Steckman	Ashley O'Neal	Kristie Kitchen	Erich Bauer	Erich Bauer
2021/10/01 9:53:57 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Kristie Kitchen	Erich Bauer	Erich Bauer
2021/10/01 11:18:44 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Max Scholz	Erich Bauer	Erich Bauer
2021/10/01 11:58:37 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Kristie Kitchen	Erich Bauer	Erich Bauer
2021/10/01 3:30:06 PM AST	Max Scholz	Terrance Steckman	Ashley O'Neal	Max Scholz	Erich Bauer	Erich Bauer
2021/10/02 2:45:11 AM AST	Max Scholz	Ashley O'Neal	Ashley O'Neal	Obstain	Erich Bauer	Erich Bauer

RESULTS:

14 - Max

**11 - Ashley
3 - Terrance**

14 - Ashley

**7 - Kristie
6 - Max
1- Abstain**

14 - Erich

14 - Erich

Grounds Chair	Corporate Secretary	Recording Secretary	Treasurer	Clubhouse Chair	Grants Committee Chair	Questions/Comments
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Kristie Kitchen	Mike Martin	
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Terrance Steckman	Mike Martin	
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Kristie Kitchen	Mike Martin	
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Kristie Kitchen	Mike Martin	
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Terrance Steckman	Mike Martin	
Abstain	Abstain	Penny Inskeep	Ashley O'Neal	Terrance Steckman	Mike Martin	
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Kristie Kitchen	Mike Martin	
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Abstain	Mike Martin	
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Terrance Steckman	Mike Martin	
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Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Abstain	Terrance Steckman	Mike Martin	
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Terrance Steckman	Mike Martin	
Jacqueline Cline	Nathaniel Tempest	Penny Inskeep	Ashley O'Neal	Terrance Steckman	Mike Martin	
13 - Jacqueline 1 - Abstain	13 - Nathaniel 1 - Abstain	14 - Penny	13 - Ashley 1 - Abstain	9 - Terrance 4 - Kristie 1 - Abstain	14 - Mike	

Timestamp	President	Vice President	Pool Chair Recommendations?	Comments/Questions
2021/10/06 11:22:19 AM	Ashley O'Neal	Nathaniel Tempest		
2021/10/06 11:24:42 AM	Ashley O'Neal	Nathaniel Tempest	Stemnocks	
2021/10/06 11:52:40 AM	Ashley O'Neal	Nathaniel Tempest	Consider current board members or a call out to community	
2021/10/06 12:12:53 PM	Ashley O'Neal	Terrance Steckman		
2021/10/06 9:32:58 PM	Ashley O'Neal	Nathaniel Tempest	Max	Why wouldn't we ask Max to reconsider his resignation and let him chair the pool? It was a close vote to begin with and if she now unable to fulfill the role?? Maybe he would say no thanks anyway under the circumstances but has this been considered?
2021/10/07 9:46:56 AM	Ashley O'Neal	Terrance Steckman	Cheryl Ankney or Kristie Kitchen.)	
2021/10/07 9:47:17 AM	Ashley O'Neal	Terrance Steckman	Max Scholz	
2021/10/07 8:06:29 PM	Ashley O'Neal	Terrance Steckman		
2021/10/08 1:44:03 PM	Ashley O'Neal	Nathaniel Tempest		
2021/10/08 2:11:40 PM	Ashley O'Neal	Terrance Steckman		
2021/10/08 4:50:49 PM	Ashley O'Neal	Terrance Steckman		
2021/10/08 6:02:08 PM	Ashley O'Neal	Terrance Steckman		I can't wait to help out in the community and help make great things happen! Sorry about my change in heart about pool chair, but I know that is a HUGE time commitment that I can not give at this time. I do love the pool and would be willing to help and be on the committee...just not chair it at this time.
2021/10/09 9:12:55 AM	Ashley O'Neal	Nathaniel Tempest	Rely on a current board member. Make a call out to community.	
2021/10/09 12:42:33 PM	Abstain	Abstain		
RESULTS:	President 13 - Ashley 1 - Abstain	Vice President 6 - Nathaniel 7 - Terrance 1 - Abstain		



CARFREE CLUB BOARD OF DIRECTORS

ACTION LOG

Action item	Date Initiated	Due date	Status	Responsible Person	Remarks
Roles/Responsibilities for Each Board Member on Google Drive	07/12/21	N/A	OPEN	Ashley O'Neal	08/02/21: in progress 09/28/21: VP/President done
Prep Ballots for open election	07/12/21	08/09/21	COMPLETE	Nathaniel Tempest	
Schedule a contractor regarding creek cleanup	07/12/21	08/09/21	OPEN	Jacqueline Cline	09/28/21: emailed asking for an update 09/28/21: A contractor has been out. He will give us a quote once he is back from vacation.
Send Grounds Folder Google Drive Link to Jacqueline	07/12/21	ASAP	COMPLETE	Ashley O'Neal	07/15/21: done
Locate Grounds cost from 2019-2020 (painting, striping, etc) send to Jacqueline	07/12/21	ASAP	OPEN	Max Scholz Christy Wise	09/28/21: emailed asking for an update 10/11/21: Jacqueline was told all that information is in the file cabinets.
Once Playground bubble arrives, schedule installation	07/12/21	N/A	COMPLETE	Jacqueline Cline	
Review polling/voting options on website for future use	07/12/21	08/09/21	OPEN	Erich Bauer	09/28/21: emailed asking for an update

Action item	Date Initiated	Due date	Status	Responsible Person	Remarks
Update Mortgage closers with email addresses for new homeowners. Send Max & Ashley the emails	07/12/21	10/01/21	OPEN	Nathaniel Tempest Max Scholz	09/28/21: emailed asking for an update
Schedule meeting with Jerry (CPA) & Terry (VP)	10/11/21	ASAP	OPEN	Ashley O'Neal	
Erich has money for Swim Team that needs deposited.	10/11/21	ASAP	OPEN	Ashley O'Neal	
Reach out to Tiffany Rasor and other candidates from the election about getting on the deed and joining the board.	10/11/21	N/A	OPEN	Ashley O'Neal	10/12/21: Facebook Messaged Tiffany. Ashley will email her.
Develop list of Contacts for each chairperson and main point of contacts for all Carefree related information	10/11/21	ASAP	OPEN	All Chairpersons	