

Carefree Club Board Meeting Minutes
February 8th, 2021 7:00 PM
Via Zoom

Call to Order: Maximilian Scholz

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

Board Members Not in Attendance: Robert Overton, Jeff Williams

Previous Board Minute Approval

November 2020 and January 2021 minutes were resubmitted by Penny Inskeep. Max shared these with board members. Motion to approve minutes and formatting as presented made by Maximilian Scholz. Motion passes unopposed.

Approval of February Board Meeting Agenda

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

CORPORATE SECRETARY'S REPORT

- Jeff Williams, Corporate Secretary was not in attendance to provide a report. The Corporate Secretary position is currently vacant as Jeff Williams shared he will remain on the board, but is unable to give the Corporate Secretary position the time needed with his job and other commitments at this time.

TREASURER'S REPORT

- The Treasurer, Christy Wise shared that KMC is having difficulty understanding why we have so many different accounts. Vic from KMC shared he has difficulty processing the way Carefree Club has set up the accounts as well.
- Robert Jacobson shared that there have been many issues with KMC since taking over some of the Treasurer obligations with respect to communication with the Carefree Club.
- Financial Committee Update
 - Jess Carrasquillo noted that at the previous board meeting a Financial Committee was formed. Jess asked when this committee would meet.
 - Erich Bauer shared that inviting Naomi Lantrip to the financial committee meeting could be helpful to figure out some of the background information related to the multiple accounts established for the Carefree Club.

- Christy Wise noted she would reach out to Naomi to schedule a time for her to meet with the Financial Committee.
- Max noted that we need to have a Financial Committee meeting prior to the March board meeting.
- Penny Inskeep asked what the next steps for scheduling would be and if a tentative date could be set and then confirmed. Christy agreed to confirm with Naomi Lantrip and then confirm a date with the Financial Committee to meet at the clubhouse.
- Robert Overton stated that we (The Carefree Club Board) are not doing ourselves any favors if we are not specifying to KMC where specific line items are designated.
- Jess shared suggestions related to the report generated from KMC and shared with all board members. He recommended the homeowner information page not be shared with all the board members since this did show which homeowners had not paid their membership fees.
- Financial committee will meet for the first official meeting on Saturday, February 13th at noon in the clubhouse. At this time the Financial Committee will meet to develop a game plan in order to accomplish current financial items that are timely and need to be addressed in order to streamline processes and increase overall board member and membership understanding of how financial/fiscal processes work.

COMMITTEE REPORTING

POOL

- Not open at this time. No information to report.
- Card system discussion will occur in new business or at a later time.

GROUNDS

- Rob Jacobson noted that there was nothing to report at this time.

NEWSLETTER

- Ashley O'Neal will send the newsletter out quarterly.
- If the board has items to add to the Newsletter this can be communicated to Ashley anytime via email.

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. There was 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.
- Emily thanked her fantastic committee for their support.
- The next food truck is Revery's food truck in February.

- March new member event
- April Easter Egg Hunt
- Once a month: Bunco, Book Club, Knitting

WEB

- Erich Bauer shared the Carefree website is being improved to have the current newsletter easily accessible for site visitors.
- Information has been added for lifeguard applications.

CLUBHOUSE

- Steve Wisdom is still having errors with KMC, The Property Management Company.
 - Steve W. reported a loss of checks by KMC. These were later recovered by KMC.
 - The financial reporting from KMC is incorrect in showing accurate payments to Steve Wisdom.
 - KMC needs to understand what it means when Steve W. turns in his checks. According to Steve It appears that the financials are one month behind related to clubhouse reporting.

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.

- Pool
 - Internet provider search has started by Max. The clubhouse is considered a business so we would have to use business internet.
 - Pool card discussion. Discussion 2500 card: 2 cards plus 2 fobs with a computer, scanner system would cost approximately \$1,000 for the system, \$20 for the scanner, \$200-\$300 for a monitor. Max will continue to work on exact quotes.
 - Erich shared a card system that is potentially lower cost. There is an upkeep to any electronic systems.
 - Discussion points regarding pool can be shared with Max
 - 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.

New Business

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

Motion to discuss new business passes unopposed.

- Standard Operating Procedures Manual
 - What have people been doing in the past? What is/has working?
 - This is a good starting point for people coming in.
- Penny Inskeep: Asked when and if bylaws had been updated. This is something that would be helpful if the language used within the bylaws was more easily understood for board members and the membership.

Dan Black: Member Statement

- Provided 5 minutes of time by the board
- Began at 8:17pm
- 2020 capital expenditures
 - All of last year there was a discrepancy in capital expenditures.
 - What happened between April 2020 and June 2020?
 - Referred to reserve study and list of items noted as capital expenditures.
 - The bylaws state the board on their own can spend 40% of what is stated on their own without membership approval.

Motion to Adjourn

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

Next meeting: March 8th, 2021 at 7pm

Submitted by Penny Inskeep