



MINUTES

Carefree Club Board Meeting	September 18, 2023 7:00PM – Carefree Clubhouse
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CALL TO ORDER	<p>Attendance: All present sign in on paper passed around.</p> <p>Mike Martin, Board President Matt Randall, Board Member Jacqueline Cline, Clubhouse Chair Kristie Kitchen, Secretary Chrissy Sturm, Finance Chair Jackie Lee, Pool Chair Adam Terrell, Board Member Terry Steckman, Board Member Erich Bauer, Board Member Robert Overton, Board Member Angela Tucher, New Board Member Lori Burns, New Board Member Nathan Lewis, New Board Member</p> <p>Dick Huber, member Mark Baranko, Swim Team Chair Miriam Smith, member</p>	
Q&A	Guests submit the topics BEFORE the start of the meeting and we will block time at the end of the meeting, as time allows. Turn Questions into Mike Martin.	
MINUTES	Vote/approval of August Meeting Minutes . No minutes from May and July as quorum was not met. Motion, Seconded, Approved	Mike Martin
NEW BUSINESS	<ul style="list-style-type: none">Lights and Signs Account was closed.	Mike Martin



	<p>Board Feedback: Keep closed.</p> <ul style="list-style-type: none">● Eagle Scout Project - Mason Bee Boxes Presented by Ben Baranko, son of member, will be placed in trees around clubhouse Board Feedback: Approved by Consent	
OLD BUSINESS	<ul style="list-style-type: none">● Motion 1: Create Facilities Manager role Motion: Mike Martin Second: Erich Bauer Approved by roll call vote, all voting yes: Adam Mike Matt Erich Kristie Chrissy Jackie Jacqueline Terry● Motion, if passed: Mark Baranko as our Facility Manager, starting October 1, 2023. Monthly stipend of \$400. Additional stipend \$1,440 for May - September. Board Feedback: request to track work, Mike working on job description Motion: Mike Martin Second: Matt Randall Approved by roll call vote, all voting yes: Adam Mike Matt Erich Kristie Chrissy Jackie Jacqueline Terry● New Law Firm:<ul style="list-style-type: none">○ Review proposals for Lawyer support<ul style="list-style-type: none">■ Matt Cree, \$250 / hour.	Mike Martin



	<ul style="list-style-type: none">■ KSN<ul style="list-style-type: none">● \$285 - \$325 / hr for lawyer● \$175 - \$195 / hr for Staff● Lien Preparation; \$225● Lien Release: \$125● Annual Retainer of \$1200, \$2,100, or \$4,500 <p>Board Feedback: KSN preferred in conversations, no critical feedback Motion to Approve KSN: Mike Martin Second: Kristie Kitchen Approved by roll call vote, all voting yes: Adam Mike Matt Erich Kristie Chrissy Jackie Jacqueline Terry</p>																																		
PRESIDENT / VICE PRESIDENT	<ul style="list-style-type: none">● Thanks to the nominating and Tally committees.● Election Results <table border="0"><tr><td>1</td><td>148</td><td>Mike Martin</td></tr><tr><td>2</td><td>139</td><td>Kristie Kitchen</td></tr><tr><td>3</td><td>138</td><td>Jacqueline Cline</td></tr><tr><td>4</td><td>123</td><td>Lori Burns</td></tr><tr><td>5</td><td>111</td><td>Nathan Lewis</td></tr><tr><td>6</td><td>105</td><td>Angela Tucher</td></tr><tr><td>7</td><td>103</td><td>Jim Grimes</td></tr><tr><td>8</td><td>99</td><td>Catie Zenor</td></tr><tr><td>9</td><td>97</td><td>Terrance Steckman</td></tr><tr><td>-</td><td>93</td><td>Danielle Ritchie</td></tr><tr><td>-</td><td>81</td><td>Joseph Strauch</td></tr></table>	1	148	Mike Martin	2	139	Kristie Kitchen	3	138	Jacqueline Cline	4	123	Lori Burns	5	111	Nathan Lewis	6	105	Angela Tucher	7	103	Jim Grimes	8	99	Catie Zenor	9	97	Terrance Steckman	-	93	Danielle Ritchie	-	81	Joseph Strauch	Mike Martin
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	<ul style="list-style-type: none">- 60 Cassy Schoettle- 48 Miriam Smith- 42 Daniel Ehmke <p>Need to candidates to fill 1 year positions. Mike Martin is one. Need one additional candidate.</p> <p>Mike Martin - 1 year term</p> <p>Terry Steckman - 1 year term</p> <p>Officer Election in October - nominations open!</p> <p>President</p> <p>Vice-President</p> <p>Corporate Secretary</p> <p>Recording Secretary</p> <p>Treasurer</p> <p>Pool Chair</p> <p>Clubhouse Chair</p> <p>Grounds Chair</p> <p>Website</p> <p>Swim Team Representative (may be non-board)</p> <p>Newsletter Chairperson (may be non-board)</p> <p>Activities Chairperson (may be non-board)</p>	
POOL CHAIR	<ul style="list-style-type: none">● Pool is closed! Thank you Mark Baranko! (instead of using Buddenbaum and Moore) Also fixing the balance tank and diving board resurfacing. Winterizing all pipes that need to be winterized.● Ended the season on Labor Day, then we stacked pool chairs and tables Wed. Sept. 6th. Put a call out on Facebook for Volunteers to help and 4 people came out! Thank you Jacob Cline, (and the Kiddos!), Dan Black, Jacob Thorne, and Amanda Wyss who came out and helped! Also,	Kristie Kitchen



	<p>Sarah and Lindsay Burns were there to work as well.</p> <ul style="list-style-type: none">• Reminder for next season....plan for retention bonuses for lifeguards like we did last year, we struggled at the end, but we made it!• Finished LAST payroll, will work with Chrissy to reconcile pool payroll vs swim team payroll.	
CLUBHOUSE	<p>Clubhouse:</p> <ul style="list-style-type: none">• Projected 2023 Rental Income to through August: so far we have \$10,445 in rental income secured for 2023 rentals.• \$930 so far confirmed reservations for 2024• A towing will be providing signs for parking lot	Jacqueline Cline
GROUNDS CHAIR	<ul style="list-style-type: none">• No report received.	Mandi Foxworthy
TREASURER	<ul style="list-style-type: none">• Approval of June Report• Approval of July Report• Approval of August Report <p>No reports approved, three reports expected to be approved at the October meeting.</p>	Chrissy Strum
CAPITAL EXPENSES YTD (Jan 1 balance: \$72,204.77)	<p>Capital Expenses for 2023:</p> <p>(as a board we can spend up to \$28,881.91 before going to membership for approval)</p> <p>(as a board we can spend \$18,246.28 for an individual expense before going to membership for approval)</p> <ul style="list-style-type: none">• Clubhouse Flooring: \$11,943.79 (March 2023)• (2) Park Benches: \$1,251.90 (April 2023)• Outdoor Drinking Fountain: \$869.00• TOTAL SPENT (to date): \$14,064.69	
CORPORATE SEC.	<ul style="list-style-type: none">• We have been talking with various attorney's offices.	Kristie Kitchen



	<ul style="list-style-type: none">• Will file liens with new attorney's office as soon as we vote on a new firm.• We met quorum for voting!	
ACTIVITIES CHAIR	Upcoming activities: <ul style="list-style-type: none">• October 21 - fall fest• Dec 5th - cookie exchange• Dec. 15th - caroling• Dec TBD - Santa parade• Book club to start back in the winter• Sunrise run/walk club to start soon• Euchre Tournament - Nov. 17• Poker Tournament - Jan 12• Playground meetups - monthly Saturday mornings.	Emily Myers
WEBSITE CHAIR	<ul style="list-style-type: none">• No report received <p>Board expressed thanks to Erich for his years of service to the neighborhood on the board and in volunteer capacity.</p>	Erich Bauer
SWIM TEAM CHAIR	<ul style="list-style-type: none">• No report received <p>Mark working to close out account balances and in need of employee reports. Books will be closed after those reports.</p>	Mark Baranko
NEWSLETTER CHAIR	<ul style="list-style-type: none">•	N/A
Q&A	N/A	
NEXT MEETING	<p>October 9, 7:00 PM (Note, this is CG Fall break - may need to adjust the date)</p> <p>New Meeting Date: Mike will communicate with board via email and set new date.</p>	

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

- 1.