

## Carefree Club Board Meeting Minutes (Final)

January 13, 2020, 7:00 PM

**Call to Order: Linda**

### **Pass Attendance**

Present: Erich Bauer, Dan Black, Jess Carrasquillo, Sandra Carrasquillo, Chris Cummins, Shirley Frye,

Raj Handa, Rob Jacobson, Naomi Lantrip, Linda Stemnock, Steve Stemnock, Steve Wisdom

Absent: Phil Wagoner, Ellen Morrow

### **Guests: 3**

- Since our minutes are a summary of business conducted, a motion was made by Linda; seconded by Steve W., to limit discussion to ten minutes.

Yes: Linda, Sandra, Shirley, Steve W., Erich, Jess, Naomi, Chris, Steve S., Rob

No: Raj, Dan

- Motion made by Steve W.; seconded by Linda, to approve November minutes as amended.

Yes: Linda, Sandra, Shirley, Steve W., Erich, Jess, Naomi, Chris, Steve S., Rob

No: Dan

Abstain: Raj

### **SECRETARY'S REPORT: (SANDRA)**

- Nothing to report

### **TREASURER'S REPORT: (CHRIS)**

- Motion made to approve October financials as presented made by Shirley; seconded by Naomi.

Yes: Linda, Sandra, Shirley, Steve W., Erich, Jess, Naomi, Chris, Steve S. Rob

No: None

Abstain: Raj, Dan

- Motion made to approve November financials as presented made by Linda; seconded by Jess.

Yes: Linda, Sandra, Shirley, Steve W., Erich, Jess, Naomi, Chris, Steve S., Rob

No: None

Abstain: Raj, Dan

- Motion made to approve December financials as presented made by Linda; seconded by Erich.

Yes: Linda, Sandra, Shirley, Steve W., Erich, Jess, Naomi, Chris, Steve S., Rob

No: Dan

Abstain: Raj

### **POOL COMMITTEE: (LINDA)**

Nothing to report.

### **GROUNDS: (ROB)**

- There was a decision made that the fencing around the basketball courts would be put back up.
- Concrete has been dumped in the creek to slow the erosion down. Some of the grass is torn up around the creek and now needs repaired, and that will be discussed at next month's meeting.

### **NEWSLETTER: (JESS)**

Nothing to report.

**ACTIVITIES:** Vacant

### **WEB: (ERICH)**

- Back end email giving us some issues. We are working on it.
- The system can now accommodate a second email address per member household.

### **CLUBHOUSE: (STEVE W.)**

- December Collected \$936.00  
Expenses of \$539.77
- January Collected \$1,204.00  
Expenses of \$43.00

## **SWIM TEAM: (ERICH)**

Dormant

**OLD BUSINESS:** None

## **NEW BUSINESS:**

- Motion made by Steve W.; seconded by Linda to approve \$11,005.00 from reserves for interior painting of the clubhouse and carpet replacement in 2020. (Includes 10% contingency).

Yes: Linda, Sandra, Shirley, Steve W., Erich, Raj, Jess, Naomi Chris, Steve S., Rob

No: Dan

Abstain: None

- Motion made by Dan; seconded by Raj to provide Daniel Black all the supporting documents that were utilized by Carefree Club's accounting firm to generate the 2017/2018 state and federal returns by 5:00PM, January 20, 2020.

(Dan already has the year end documents that are provided by the treasurer to our accounting firm – they are currently on the club's website.) The year end balance sheet, and the year end income statement is all the accountants receive.

Yes: Dan, Raj

No: None

Abstain: Linda, Sandra, Shirley, Steve W., Erich, Jess, Naomi, Chris, Steve S., Rob

## **Capital Expenditures-2020**

Committee Chairs were asked for input regarding capital expenditures for 2020 from the Finance Committee. In addition, items listed in the Reserve Study is also included. The following list of proposed projects was compiled. These items may, or may not, be pursued in 2020.

### **Per Capital Expenditure:**

- A. Majority of Board quorum for up to 5% of total annual maintenance assessment
- B. 2/3 Majority of Board of Directors for a capital expenditure between 5-10%
- C. 2/3 Majority of Members for a capital expenditure over 10%

1. **Seal Coat parking lot**  
(Approved 2019 but not completed)                      \$3,500.00
  
2. **Tennis Courts**  
(Reserve study 2017; recoat)    \$12,883.00 Reserve study estimate.  
Reserve study indicates recoating. They need to be replaced, which would require a membership vote. Rob wants membership input prior to project.
  
3. (a.) **Clubhouse painting-interior**  
(Reserve study 2019)    \$2,732.00 Reserve Study estimate  
  
(b.) **Clubhouse carpet**  
(Reserve Study 2020)    \$9,454.00 Reserve Study estimate  
  
Steve Wisdom provided a quote of \$2,750.00 to paint the interior and \$7,255.00 for carpet. The total is \$11,005.00 including a 10% contingency, and was approved by the board.  
  
(c.) **Clubhouse painting exterior**  
(Reserve study 2019)    \$3,825.00 Reserve study estimate.  
  
If we choose to paint the exterior as recommended in Reserve Study, may need a membership vote depending on the cost. Linda will get some quotes, and board will decide at a later date whether or not to approve.
  
4. **Baby pool painting**  
(Reserve study 2018: Pool Paint/Stripe)    \$10,861.00 Reserve study estimate.  
Reserve study appears to recommend both pools be painted, but only the baby pool requires painting this year and Steve S. will get quotes.
  
5. **Pool Furniture Replacement**  
(Reserve Study 2016)    \$4,000.00 Reserve study estimate  
Linda has purchased about 20 chairs on clearance, (cost of \$345.00) and is going to have some of the existing chairs restrapped. Linda will get quotes to have some chairs restrapped.
  
6. **Bathroom Floors**  
Not currently a line item on Reserve Study, but would be a new item in Reserves. The Reserve Study has "General Contingency" items. Estimates to redo the floors to correct the slope toward the drains and add a non-slip, easily cleaned surface are

needed, but should only require a board vote. Linda will get quotes, but this project is not a priority.

- Motion to adjourn made by Linda; seconded by Erich. Passed unanimously.
- Next meeting February 10, 2020 7:00p.m.

Submitted by Shirley Frye