



MINUTES

Carefree Club Board Meeting

June 12, 2023

7:00PM – Carefree
Clubhouse

CALL TO ORDER

Attendance: All present sign in on paper passed around. Return to Mike Martin after everyone has signed in.

Board Members Present:

- Ashley O'Neal
- Mike Martin
- Erich Bauer
- Jacqueline Cline
- Mandi Foxworthy
- Adam Terrell
- Matt Randall
- Terry Stekman (left early)
- Kristie Kitchen (arrived late)
- Jackie Lee (arrived late)

Not Present:

- Robert Overton
- Jeff Williams
- Chrissy Strum
- Mary Kennedy (resigned)

Guests Present

- Mark Baranko
- Dick Huber
- ????

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.

Past Minutes

Vote/approval of [April Meeting Minutes](#)

*No official meeting in May - We did not meet quorum.



	<p>Motion: Ashley Second: Matt Randall Approved</p>	
New Business:	<ul style="list-style-type: none">• Mary Kennedy (newsletter) resigned as a board member effective immediately on 06/07/23.• Decided not to fill spot at this time.	Ashley O'Neal
Old Business:	<ul style="list-style-type: none">• Buddenbaum's dechlorinator/feeder system was approved by the BOD and ordered on May 2nd. VOTING RESULTS<ul style="list-style-type: none">○ Voted in Favor: A.O'Neal, E. Bauer, M. Martin, J. Cline, J. Lee, A. Terrell, T. Steckmann, K. Kitchen, J. Williams and C. Sturm○ Did not vote: R. Overton, M. Foxworthy, M. Kennedy• Water Fountain & Park Benches Replacement - The board approved replacement and installation of both. VOTING RESULTS	Ashley O'Neal
President, Pool Chair & Clubhouse	<p>Club Insurance: The renewal came in, and again the annual fee was raised another \$1,400+ dollars. Review HERE</p> <p>Matt Randall will review insurance. Policy period 7/18</p> <p>Facilities Maintenance Person: Vote on hiring Mark as a facilities person. Mark to present a proposal.</p> <p>Mid-May. We were way behind in pool opening. Have a need to have someone that is here and responsible for the facility. Someone to open the pool, but also recognize that we have maintenance issues to address, coordinate and facilitate maintenance needs.</p> <ul style="list-style-type: none">- Water line leak- Pool damage- Pressure washers - neglected - Mark fixed one and obtained another for free.- The pool likely needs a chlorine stabilizer- The pool was not cottonwood - the alkaline is high, alkaline from chlorine accutab	Ashley O'Neal



system is off. Water is hard, and high alkaline.

- **ORP Sensors - trigger the feed system - will need to replace them (not stored properly) \$800 a piece**
- **PH Sensor - likely need to replace this year.**

Mark runs a home improvement company (Class-A Home Improvements LLC) Tile and finish carpentry, bathrooms and kitchens. We need more support than just the pool. Liaison to the board and perform the work or to find / hire contractors to perform the work. Facility is too valuable to let it sit and not maintain. We've also been paying Buddenbun more - we're paying an exorbitant amount for the work they are doing. We need someone to be accountable for supplies, projects, etc.

Mark is here all the time.

Mark is looking forward to the role, and wants to be here for the long haul.

Steve had an Annual Stipend. Erich will research the past amounts.

Clubhouse:

- **Projected 2023 Rental Income to date:** so far we have **\$9,000** in rental income secured for 2023 rentals.

Pool Updates:

- **Pool Opening:** The pool opened on time thanks to the hard work and effort from Mark.
- **Beverages:** cups with lids next to the pool?
- **Food:** food allowed on the pool deck and chairs? This was also on GroupMe.
 - **Allow cups with lids:** ONeal, Kennedy, Cline, Sturm, Terrell, Steckman, Foxworthy, Randall, Lee, Kitchen
 - **No Replies:** Martin, Bauer, Williams & Overton
- Update Pool Rules on the website for 2023. Ashley will work on this ASAP.



	<ul style="list-style-type: none"> ● Pool lockbox: we added a wall mounted lockbox next to the pool entry. Certain people were assigned access codes. Contractors and others can get temporary access codes, when needed. This is for pool entry. ● ADA chair lift (Kristie) We have a member who is willing to help raise funds AND MATCH funds raised, in order to help make this happen! <ul style="list-style-type: none"> ○ Ashley will check with Mark to make sure we could get electricity to the area where we want to install. ○ 2022 Giving Amount: \$1,207.50 ○ 2023 Giving Amount: \$468.20 ● Sarah Burns employee update. <ul style="list-style-type: none"> ○ Sarah was not able to meet the needs of a CPO / Pool Operator. ○ Sarah's role is now a head guard / lead guard. Managing the guards and the schedules. ○ We likely have 2-3 other guards that could step into the head guard role. Recommend no change to pay rate for 2023 season. ● Vacation: Ashley will be in Gulf Shores July 1-8th for a softball tournament. That following Monday is a board meeting. ● Kristi and Mandi will be backups for Ashley 	
VICE PRESIDENT	<ul style="list-style-type: none"> ● Nominations Committee Updates 	Mike Martin
GROUNDS CHAIR	<ul style="list-style-type: none"> ● Tennis courts need to be treated. ● Thanks to Sharyl Huber for shopping for the flowers around the clubhouse and the pool entry. All flowers have been planted. ● Dumpster: The dumpster key went missing after trash was picked up. Trash was changed to weekly pickup. 	Mandi Foxworthy
TREASURER	<ul style="list-style-type: none"> ● <u>April 2023</u> Report to approve. Adam - motion to approve Erich - second Report approved. ● <u>May 2023</u> Report to approve. 	Ashley O'Neal (on behalf of Chrissy Sturm)



	<p>Adam - motion to approve with exception of Swim Team</p> <p>Kristie - second</p> <p>Report approved.</p> <ul style="list-style-type: none">• Clubhouse Rental Tax Income budgeted \$750.00. We probably won't meet that for 2023. We didn't start charging sales tax until Feb. by that time a chunk of rentals were already booked. This will be more accurate for 2024.	
<p>CAPITAL EXPENSES YTD (Jan 1 balance: \$72,204.77)</p>	<p>Capital Expenses for 2023: (as a board we can spend up to \$28,881.91 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	
<p>CORPORATE SEC.</p>	<ul style="list-style-type: none">• Payment processing: Ashley, Chrissy and I have been having weekly posting meetings for payments since April. We are still talking almost daily as payments are trickling in, so that we are all on the same page as to which properties have not paid.• Current Liens: We have about 13 properties that still have a lien filed for last year's dues, who also have not paid this year's dues. I am waiting to hear back from the attorney to find out what we need to do to add this year's dues to those liens or if we have to file a new lien with the new amount.• Delinquent payments: I have a letter ready to mail out to 23 members who owe ANY amount, whether just a late fee or the full dues and late fee, prepared. I am waiting on the attorney to approve, then I will mail out. It gives members until June 30th, until we begin the process to file a lien. (This does NOT include the 13 previous properties with liens that have not paid this year either)• New Liens: We will begin working on filing liens in early July for those members.• New Members: We currently have 3 properties in the process of joining the Carefree Club.	<p>Kristie Kitchen</p>



	<ul style="list-style-type: none">• Kristie will be on vacation from June 18th- June 26th.	
ACTIVITIES CHAIR	<ul style="list-style-type: none">• Adult Swim's (8:00 pm - 10:45 pm):<ul style="list-style-type: none">○ June 30th○ July 21st○ August 18th• Food Trucks:<ul style="list-style-type: none">○ July 25th (Chompz & Lickity Slick)○ September 8th (Chompz & Taste Treats)○ Hope to be adding more soon.• Water Aerobics, Cards in the Clubhouse/Bunco Night, Genealogy Discussion,• 4th of July Celebration & bike parade planning by Mandi Foxworthy.• August 12 - back to school bash• Labor Day - end of season party at the pool• 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.	Ashley O'Neal on behalf of Emily Myers
WEBSITE CHAIR	<ul style="list-style-type: none">• Minutes are up to date• Have been posting News items to front page, when requested	Erich Bauer
SWIM TEAM CHAIR	<ul style="list-style-type: none">• Full Report• (AO) Swim Team Purchases - need receipts (email was sent to request them)• We have 124 registered swimmers and 114 booked sessions of swim lessons. We had two successful home meets last week. We won both!	Mark Baranko



	<ul style="list-style-type: none"> ● Swim lessons started today unfortunately we had to cancel the morning sessions due to the cold temperatures. ● Ice Cream Social June 29th reserved the clubhouse patio to isolate the ice cream from the pool. ● Guard Staffing for swim team events <ul style="list-style-type: none"> ○ Swim meets: suggested 1 guard max staffing of 2. ○ Swim team practice and swim lessons: 1-2 guards Suggested 1 guard for team practice may need a second for relief and support during swim lessons. Practice 7:30-9:30 Lessons 9:30-11:00 	
NEWSLETTER CHAIR	<ul style="list-style-type: none"> ● No Report Received. 	N/A
Q&A	N/A	
NEXT MEETING	July 10, 2023	

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

1. Joni N, Leisure Lane - Speeding in the neighborhood is a problem.
 - a. Speed bumps requested
 - i. Cannot add them due to county snow removal.