

Carefree Club Meeting Minutes
June 14, 2021 at 7:00 PM
In Clubhouse and Via Zoom

Call to Order

Max Scholz

In Attendance Board:

Penny Inskeep, Ashley O'Neal, Christy Wise, Max Scholz, Robert Overton, Erich Bauer, Steve Wisdom, Adam Terrell, Ellen Morrow (participated over the phone), Nathaniel Tempest (participated virtually), Jeff Williams

Not In Attendance: Gary Kubancsek

In Attendance Guests:

Mark Baranko, Dick Huber, Dan Black, Jacqueline Cline, Mike Martin

Board Administrative Business

1. Max shared the first item for business to vote on removal of Robert Overton from his duties as Vice President.

Votes

Robert Overton: No

Adam Terrell: Abstain

Max, Christy, Ashley, Erich, Steve W., Jeff W, Penny I, Ellen, Nathaniel

Motion Passes: 9-Yes/1-No/1-Abstain

2. Max shared the second item for business to vote on removal of Robert Overton from his duties as Grounds Chair.

Votes

Robert Overton: No

Max, Christy, Ashley, Erich, Steve W., Jeff W, Penny I, Ellen, Nathaniel, Adam

Motion Passes: 10-Yes/1-No

3. Vote Ashley O'Neal as Vice President

Yes: Max, Christy, Ashley, Erich, Steve W., Jeff W, Penny I, Ellen, Nathaniel, Adam (10)

No: Robert

Motion Passes: 10-Yes/1-No

4. Vote Jacqueline Cline as new Board Member

Yes: Max, Christy, Ashley, Erich, Steve W., Jeff W, Penny I, Ellen, Nathaniel, Adam, Robert (11)

Motion Passes: 11-Yes

5. Vote Jacqueline Cline as Grounds Chair
Yes: Max, Christy, Ashley, Erich, Steve W., Jeff W, Penny I, Ellen, Nathaniel, Adam, Jacqueline (11)
No: Robert (1)
Motion Passes: 11-Yes/1-No

6. Vote Mike Martin as new board member
Yes: Max, Christy, Ashley, Erich, Steve W., Jeff W, Penny I, Ellen, Nathaniel, Adam, Jacqueline, Robert (12)
Motion Passes: 12-Yes

Approve agenda:

Robert asked for an agenda item to be added. Max amended the agenda. Max made motion, Penny-Seconded the motion.

Review & Acceptance of Minutes from May Meeting:

Robert began reviewing minutes and making suggestions to be revised. Penny noted that at the past two board meetings a norm was established regarding meeting minutes. All meeting minutes are to be reviewed 24-48 hours prior to the scheduled board meeting and any suggestions for revision being emailed to the board so Penny can make changes if needed. For example, a suggestion was made by Robert Overton to change previous meeting minutes to list names of all people in attendance. Penny noted there is a paper sign-in sheet to refer back to board members in attendance.

Motion to approve-Max, Ashley-Seconded the motion.

Votes for Yes: Max, Christy, Ashley, Jacqueline, Adam, Jeff, Penny, Steve, Erich, Ellen, Nathaniel (11)

Vote for No: Robert

Abstain: Mike Martin

-Motion Passes-

Old Business: Shared by Max

1. Planned Town Hall (June 10). Questions were read aloud and answered in person and on Facebook Live. Recording is posted to the Carefree Group Page.

Secretary's Report: Nathaniel submitted to the board via Google drive. Max orally shared Nathaniel's report. See below:

1. 21 Unpaid lots
2. 12 lots that owe unpaid late fees. (9) paid online and didn't pay the late fee.
3. there were issues with the website not allowing, and not requiring the late fee payment after May 1. This has been rectified.
4. Nathaniel will send emails out on Friday for those who paid online late but didn't pay the late fee.
5. Nathaniel will begin the process of filing liens against those that owe dues.

Treasurer's Report: Christy shared a financial report via Google drive with the board.

1. See Christy's email for the check register report.
2. Max asked Christy how comfortable she was with working with KMC. Christy and Max noted getting a licensed CPA to run financials that could include Accupay. We currently pay KMC and Accupay approximately \$375-\$450 per month. The club is looking for a younger, licensed CPA that could essentially take over all KMC/Accupay responsibilities. A social media post as well as an email to membership will be sent out.

COMMITTEE REPORTS:

Pool: Max Scholz

1. Pool Maintenance updates
 - a. Heather gave updates on the pool opening, maintenance and closure.
 - b. The regular pool company-Buddenbaum and Moore (Ian)
 - c. Mark Baranko asked why is the pool clouding up? Heather responded.
 - d. Heather can now certify lifeguards first aid and CPR. Training is scheduled on Thursday for lifeguards.
 - e. Concession profit update from Max

Grounds: Ashley O'Neal

1. Green with Envy Lawncare will be mowing the grounds moving forward.
2. Trash will be emptied from the playground every Monday for Tuesday trash pickup day.
3. New bubble window for the playground equipment was ordered and will be here within 20 business days.
4. Robert Overton noted that a replacement for the Grounds was already determined prior to the meeting and he was unaware. Also, he noted that the individual doing the Grounds work is a member and an active board member. He brought up the Carefree South sign landscaping and the homeowner of that property.
5. Motion to approve the allocation of Reserve Study Funds for the Playground Bubble to come through Reserve Fund.

(Max made motion/Erich seconded the motion/Motion Passes Unopposed)

Newsletter: Ashley O'Neal

1. I need your info that you want in the newsletter.
2. Do we need to add anything about the upcoming elections?
 - a. Updated needed by the end of next week.
3. Does anyone know if there is a list of members who need the newsletter sent by mail?
4. I still need headshots for board members.
5. Max, I need your address to the membership for the newsletter.
6. Put all the pool updates in the newsletter. Can you help with a

description? Maybe Heather can?

7. Upcoming election: Information will need to be added to the newsletter.
8. Some members do not have email access. Is there a way to get information to members who do not have email? Nathaniel noted that there are 43 addresses that do not have email on file.

Activities: Emily Myers

1. Upcoming Events (before next board meeting):
 - a. June 19th: Tai Chi lead by Nathaniel Tempest at 10 am
 - b. June 20th: Doughnuts with Dads at the Pool from 9A-11A \$10 per family.
 - c. June 26th: Food Trucks from 5 - 9 pm (Taste of the Caribbean & The Ice Barn)
 - d. June 26th: Family Float/Movie Night
 - e. June 27th: Yoga in the Park at 10 am, \$5 per person
 - f. July 3rd: Food Trucks from 11:30 am - 1:30 pm (BoxBurger & Ella's Frozen Yogurt)
 - g. July 3rd: Bling Your Bike (for the 4th of July parade) from noon - 2 pm
 - h. July 4th: Parade at 10 am, Cookout at noon, & Pool Games with cornhole tourney starting at 2 pm
 - i. July 9th: Food Trucks from 5 - 9 pm (Smokehouse Catering Company & Aw'Sum Snoballs)
 - j. July 9th: Adult Swim (hope to have another band – probably the same or that 90s band)
2. Back to School Bash
 - a. Saturday, August 7th in afternoon or evening
 - b. pool party with special shout outs for kids from various schools and/or grade levels
 - c. waiting to hear back from Mr. Siner (principal at North Grove) about possible attendance. If he is able to come, then I would also try to invite principals and representatives from other schools attended by kids in the neighborhood
 - d. possible raffle prizes for educators who attend
 - e. food trucks? I talked to 2 new ones that we have never had and they are potentially interested in coming
3. Hog Roast
 - a. I assume will be on Sunday, Sept 5th
 - b. Time TBD
 - c. Smokehouse Catering or Neighbor in Carefree.
4. KMC Activities Budget YTD
 - a. It does not match what we (as a committee) have been keeping track of.
 - b. We are missing Easter Bunny Reimbursement of \$227.71 - Emily was overpaid \$50 by KMC
5. Welcome Committee:
 - a. July 29th is Meet & Greet
 - b. Libations will be served from Tried & True Alehouse
 - i. Pretzel Sticks, Bacon Poppers & Chicken & Waffle Bites
 - ii. Water

- iii. We need to update the goodie bags, welcome letter and contact information.
- c. Board Members are encouraged to attend.

Web: Erich Bauer

1. Online calendar & reservation system is almost ready to go. Need to train Ashley on how to use it.

Clubhouse: Steve Wisdom

1. Shared updates and provided follow up report on rentals, expenses, profits to Board Treasurer.

New Business

1. Robert shared a need to form an Accessibility Committee.
 - a. Requested a Motion to do a special assessment to the membership for adding a wheelchair accessible option to the pool.
 - b. The board will form an accessibility committee prior to the next board meeting and begin seeking out grant opportunities for making club property more accessible for all members of the club.
2. New Committee Report template will be shared with the board. Committee Chairs will need to fill out their report each month for the next board meeting. If you don't turn one in, you won't be included on the agenda. Reports will need to be sent to Penny Friday **BEFORE** the board meeting to give time to prep.

Member Statements

- Mark Baranko: 2012 member and resident. He shared the pool is the most important part for him and his family and why they choose to live in Carefree. He also shared that the quality of the guests coming in needs to be managed at a higher level.
- Dan Black: He is concerned about everything in the neighborhood.

Close of Regular Board Meeting

Motion given by Max/Seconded by Adam

Begin Closed Session Legal Committee Updates