

Carefree Club Board Meeting Agenda
February 13, 2017 7:00 PM

Call to Order

Pass Attendance

Present: Erich Bauer, Jess Carrasquillo, Sandra Carrasquillo, Chris Cummins, Jamie Hawkins, Bev Huldeen, Naomi Lantrip, Patrick McMahon (departed at 8:18), Linda Stemnock, Steve Stemnock, Josh Wisby, Steve Wisdom,

Absent: Ellen Morrow, Dan Black, Jenaca Tilson

Guests: Four guests were present

Review & Acceptance of Minutes from Last Meeting

- Minutes from January 2017 meeting: Motion to approve as corrected, seconded, and passed unanimously.

Secretary's Report

- Sandra Carrasquillo said there are no changes/updates regarding the Overdue Pool Dues.
- In regards to the Annual Pool Dues letter, Sandra asked for feedback/input for pay by dates and late fees. The normal pay by date for the annual dues is May 1st. It was suggested if members don't pay by May 1st then they won't be eligible for their 24 guest passes. Also suggested if members do not pay by 5/20/2017 there will be a \$5.00 late fee and if not paid by 6/1/2017 there will be a lien filed on their home. There will also be a \$30 returned check fee. Sandra plans to mail the Annual Pool Dues letter out between March 16, 2017-March 20, 2017. Additional donation for entrance lights will be reworded to include the lights at Fairview entrance and the Countyline Road entrance (not just the parking lot lights). Motion to accept the changes for the annual dues letter made, seconded, and passed unanimously.

Treasurer's Report

- Naomi Lantrip has been spending a lot of time learning about and transitioning into her new Treasurer role. She thanked Chris Cummins for spending time with her to help with the learning process.
- Electricity, water, etc. has been paid.

Committee Reports

Pool

- Linda Stemnock is looking to hire a couple new life guards to cover the chair at the baby pool. She would like to have the life guard open positions posted on the newsletter.
- The cost for painting the main pool and changing out the filters; 7 filters will cost \$9,473, paint will cost \$21,670. The pool filters fall between the 5%-10% so, that will not need a vote, but the paint cost is above the 10% and that will have to go out to the members for a vote. We have the money in our reserves; we just want permission to use it to cover the cost. She'll be attempting to write up the proposal in order to get it sent out with the regular Annual Pool Dues. A motion was made to replace the sand and filters at a cost of \$9,473 however, if the laterals are broke it goes up by \$38 per piece and Linda is asking for an additional 10% in contingency funds bringing the total amount to \$10,420 (maximum), seconded, and unanimously passed.
- Linda and Steve Stemnock presented information on selecting American Clean & Seal to do the main pool painting and caulk removal/replacement. The company did the previous paint work on the main pool and did a great job that was completed on time. American Clean and Seal contracts with Spear Corporation, which does most of the major repair work for our pools. A copy of the quote was passed around to board members. No questions or concerns were raised. Due to the cost of the work, membership will need to approve the spending of reserves for this capital improvement. The board voted unanimously to send out a ballot for this capital improvement.

Grounds

- Jess Carrasquillo has big plans for the grounds this year. See section "New Business" below for more information.
- He also mentioned that the Fairview and Leisure Lane cell tower was moved closer to the railroad tracks and the one proposed on Sunshine Way did not get approved.

Newsletter

- Please send in submissions no later than 3/1/2017 for the next newsletter.

Activities

- Bev Huldeen is still planning a spa day and she's looking to have that scheduled in sometime in March.
- The Easter Egg Hunt is coming up; Bev asked for donations last year and it went well. She'll be asking for egg stuffing volunteers via the Nextdoor website.

Web

- Erich Bauer has posted to the website what hours are for a ½ day rental day and what hours are for a full day rental.
- He also switched the Clubhouse email from Linda's email back to Steve Wisdom's main email. (Linda covered for Steve while he was on vacation.)
- Jamie Hawkins will send final minutes from the January meeting so Erich can post to the website.

Clubhouse

- Steve Wisdom said Clubhouse rentals totaled \$772 for February.
- He reported the \$500 coming out of the Reserves is for the kitchen remodel.
- He also reported that the Petty cash was for the tune up of both furnaces and one snow removal prior to his vacation.

Old Business:

1. Update on Audit.

- Naomi Lantrip reported that it's been re-engaged and is proceeding with it today. Phase 1 complete and moving on to Phase 2.

2. Dues Letter; on line pay.

- Please see section "Secretary's Report" above.

3. Review decisions made at Emergency Meeting

- Renee-Ann resigned from the Treasurer position and Naomi Landrip is taking over and Chris Cummins is assisting with Naomi's transition. Sandra Carrasquillo will be back-filling the Corporate Secretary position.

New Business:

Jess discuss reserve study items for the grounds.

- Jess has a long term plan to ensure the tennis and basketball courts get completely redone the right way (not just a resurface which adds no value). It cost over \$12,000 to resurface tennis courts and it is only a temporary fix to the cracks. He proposed an idea of redoing the west basketball court only and utilizing the east side basketball court space to eventually expand the pool deck area to add more shelters and seating space. The reserves currently have \$49,000 now and we will add \$50,000 to that after the annual pool dues. He suggested using the money in reserves for the west basketball court project and for the painting of the main pool and would like to see this vote go out to the membership along with the annual pool dues letter being sent out in March 2017. A motion to get approval from the membership to move forward on redoing the west basketball court for no more than \$25,000 and to get approval for the painting of the main pool and subsequent repairs that could be discovered in the process of painting was made; seconded, and passed unanimously.

Questions/Comments from the membership:

- It was suggested to add the draft minutes to the website (not just the final minutes) so, members could be informed sooner of what was discussed at the board meetings. It was decided that it was best to just add the final minutes; If people want to know what went on at the board meetings then they should just come to the board meetings.
- It was suggested to add the Profit & Loss Detail to the website and the amount for the Capital Expenditures for the 2016 year.
- One guest stated they liked the idea of the possible pool expansion and extra shelter areas.
- It was asked if the Clubhouse website has the board members job titles updated. They have already been updated.

Motion to adjourn at 8:36pm made, seconded and passed unanimously.

Next Meeting: We will meet March 13, 2017

Submitted by Jamie Hawkins, February 15, 2017

