

Carefree Club Board Meeting Minutes
July 8, 2019, 7:00 PM

Call to Order: Linda

Pass Attendance

Present: Erich Bauer, Dan Black, Jess Carrasquillo, Sandra Carrasquillo, Shirley Frye, Raj Handa, Naomi Lantrip, Ellen Morrow, Linda Stemnock, Steve Stemnock, Andy Stephens, Phil Wagoner, Steve Wisdom

Absent: Chris Cummins

Guests: 2

Motion by Raj to include Dan's comment in the June meeting minutes prior to the vote to vacate the recording secretary position, seconded by Erich

Yes: Naomi, Erich, Andy, Dan, Ellen, Raj

No: Jess, Sandra, Steve S.

Abstain: Shirley, Linda, Steve W.

Motion passes

Revisions made to June 2019 minutes.

Motion to approve the June 2019 minutes as amended made by Linda, seconded by Shirley.

Yes: Erich, Jess, Sandra, Shirley, Raj, Naomi, Linda, Steve S., Andy, Phil, Steve W.

No: Ellen, Dan

Abstain: None

Motion passes

Secretary's Report (Sandra)

As of today, 525 lots have paid; leaving 10 still outstanding (three of those are longer than four years behind). We had one new lot join, bringing the membership to 535. One property lien was released – owner caught up past three years.

Treasurer's Report (report from Chris read by Linda)

Sandra is doing a fabulous job! Member Assessments and Member Reserves are at 100%. We are halfway through the year, and Clubhouse Rental is at 71% of its budget. Only unusual item on the Income Statement is the water bill, \$814, which is due to filling the pools.

Motion to approve May financials as presented made by Linda, seconded by Phil.

Yes: Erich, Jess, Sandra, Ellen, Shirley, Raj, Naomi, Linda, Steve S., Andy, Phil, Steve W.

No: None

Abstain: Dan, Raj

Motion passes

Chris had sent out the June financials.

Dan asked a question about the bathroom renovation in 2018. \$14,982 was approved as a Capital Expenditure by the Board of Directors but \$16,182 was spent and is documented on Carefree Club Balance Sheet. The \$1,200 overage was not communicated to, approved by the board or the membership. Since this improvement was paid for from the Capital Reserves Account, it required board and/or membership approval prior to spending any additional funds.

Linda said that there was a problem regarding the toilets which was discovered upon demolition. The extra parts and labor accounted for the overage mentioned above. Linda said the extra money was taken out of the pool budget, yet it is not indicated on the Income Statement. Naomi and Chris said it was expensed out, yet it remains as a capital expenditure on the Balance Sheet. A discussion of this matter will be done at the August meeting.

Committee Reports

Pool (Linda)

- Things are going well. Due to the rain last month, concession income was down but is picking up again. Special thanks to Tim and Chris Cummins for donating a refrigerator for concession.

Grounds (Jess)

- We had a huge tree fall by the playground area. Got three bids and we had a local company come out and remove the tree at the cost of \$475.
- May reinforce/refill some of the bank along the creek that has been eroding.
- Someone vandalized the Plexiglas bubble on the large green playground equipment. This was temporarily repaired to make the playground equipment safe for the children to continue playing on while we consider cost-effective options to repair the damaged bubble.
- Jess and some volunteers spent four hours weed eating and cleaning the grounds last weekend.
- On the 5th of July we had to clean up the clubhouse parking lot from trash and debris left behind from someone's fireworks.
- Thank you to Jamie Hawkins for cleaning the sidewalk landscape area by the main entrance to the swimming pool.
- Jess, Phil and Andy will be painting the basketball court tomorrow. Paint cost \$1,800.

Newsletter (Ellen)

- Ellen said the newsletter is ready to go but will send out one more time for review in a few days.

Activities (Linda)

- Over 200 people came to the 4th of July cookout. Thanks to Steve and Cheryl Wisdom for handling half of the grilling responsibilities. Next up is the annual summer party on July 20.

Web (Erich)

- The web was down for 48 hours due to an internal security password that our security certificate couldn't find. It has been put in the correct place. Erich will be posting the April and May minutes. He was also check on the delay in forwarding emails to the various officers and committee chairs via the carefreeclub.org email address.

Clubhouse (Steve W.)

- June had \$928 in rentals. Steve reported \$93.54 in expenses (paper goods, cleaning supplies). July had \$696 in rentals. He purchased a new steam mop with extended warranty for \$90. He had a couple of returned checks.

Swim Team (Erich)

- This is the last week for practice. Conference is Saturday with the awards banquet on Sunday.

Old Business

- Letter from attorney update: Linda reported that our attorney reviewed the three club documents as well as state law and found nothing to prohibit two members from the same household being on the board. The membership decides whether or not to elect us. Matter is being regarded as closed. Regarding the interpretation of the 10% for capital expenditures, after several discussions the legal committee decided, with agreement from our attorney, that an amendment to the by-laws was an appropriate action for this matter. Membership will decide the outcome. Our attorney has notified the other attorney in writing about these two matters.
- Vote to approve ballot: The legal committee developed the ballot and had it reviewed by our attorney, who also provided the language for the proposed amendment. Regarding a single-issue ballot, the letter from the attorney meant that the capital expenditure amendment proposal needed to be addressed in a timely manner. Other amendments can be proposed in the future. The legal committee proposes that the board approve and send the ballot out this week with a 15-day turnaround (10 days are required per by-laws).

Motion to delay voting on the ballot until the August meeting was made by Dan, seconded by Raj.

Yes: Dan, Ellen, Raj

No: Erich, Jess, Sandra, Shirley, Naomi, Linda, Steve S., Phil, Steve W.

Abstain: None

Motion does not pass

Motion to approve the ballot as presented, with dates to be determined, was made by Linda, seconded by Erich.

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

No: Dan, Ellen, Raj

Abstain: None

Motion passes

New Business

Linda made a motion to have the nominating committee for the upcoming board of director's election consist of Carolyn Hayes, Cindy Werres and Andy, seconded by Jess.

Yes: Erich, Jess, Ellen, Sandra, Shirley, Raj, Naomi, Linda, Steve S., Phil, Steve W.

No: None

Abstain: Dan

Motion passes

A motion to adjourn made at 8:29 PM by Linda, 2nd by Erich. Passed unanimously.

Next Meeting August 12, 2019 7:00 PM

Submitted by Linda Stemnock