

Carefree Club Board Meeting Minutes
March 8th, 2021 7:00 PM
Via Zoom and In-Person at Clubhouse

Call to Order: Maximilian Scholz

Board Members in Attendance: Maximilian Scholz, Jess Carrasquillo, Christy Wise, Steve Wisdom, Erich Bauer, Penny Inskeep, Steve Stemnock, Sandra Carrasquillo, Ellen Morrow, Nathaniel Tempest, Gary Kubancsek

Board Members Not in Attendance: Robert Jacobson, Jeff Williams, Christy Wise, Sandra Carrasquillo

At the start of the meeting the following individual resignations from the Carefree Club Board were submitted from: Robert Jacobson, Sandra Carrasquillo, Jess Carrasquillo. In addition Christy Wise resigned as Treasurer, but would continue to stay on the Carefree Club Board.

Robert Overton asked if updates to the existing agenda could be made. Max shared that additions to the agenda could be made. Jess Carrasquillo also asked to be added to the agenda to share information with the board and the membership. This was also allowed.

Previous Board Minute Approval

Maximilian Scholz made a motion to approve the February board meeting minutes. Robert Overton asked when the minutes were sent. Penny Inskeep shared that all board minutes had been added to the shared Carefree Board Google Group in the Agenda folder. The Google Group was shared with all board members by Maximilian Scholz. Not all board members had reviewed the Google Group prior to the meeting or still had questions about how to use the Google group. Maximilian Scholz shared that the Google group would be where all information would be held for all board members to review PRIOR to the scheduled meeting. Maximilian Scholz also offered support to any board members that need help understanding the Google group or getting access to the Google group.

Since all board members were not able to discuss previous minutes, Maximilian Scholz noted that the February 2021 and March 2021 minutes would be discussed at the April 2021 meeting.

Motion to Approve March 2021 Amended Agenda: Robert Overton made a motion to approve the amended agenda. Maximilian Scholz seconded the motion.

- Maximilian Scholz provided a quick overview of the creation of a Carefree Club Board Procedures Manual. This will serve as a guiding document for current and future board members.
- Road Widening Project: Robert Overton shared update. He noted that the county has acquired the drainage. Based on his measurements it does not appear that the 2 lanes will actually be a factor to club property. He noted that the club would want to be mindful of how the project would potentially affect the bridge and potentially cause water and run off issues into Buffalo Creek. Robert Overton volunteered to offer assistance, if needed to help with communication and discoveries with this project.
- General legal update shared by Maximilian Scholz: Waiting on new motions and updates from the court to make a determination on the filed paperwork. The judgement has not been made at this time.
- Close of old business

CORPORATE SECRETARY'S REPORT

- Maximilian Scholz shared Corporate Secretary information due to not having a current board member serving as the Corporate Secretary.
- Turn over for homes. In February there were two sales. This information will be shared with the Welcome Committee.

TREASURER'S REPORT

- Maximilian Scholz shared Treasurer information due to not having a current board member serving as the Treasurer.
- Maximilian Scholz sent out a 2021 budget with the added increase in monthly fees to KMC.
- Due to Covid, the budget was \$7K above net due to covid and even with the legal fees.
- Maximilian Scholz has reached out to the club accounting team to correct and update the appreciation/depreciation schedule. He is working with the club's accountants to make sure all items are accurate and then a new assets sheet can be created.
- Special Meeting Recommended to review and approve the new budget. This will be held on Monday, March 15th, 2021 via Zoom.
- Steve Wisdom noted the trash budget listed by KMC may not be accurate due to fluctuations with usage. Steve Wisdom will reach out to Republic to get weekly and monthly rates on trash pickup. He will report back this information to Maximilian Scholz and the board. This will allow the budget to reflect more accurately with regards to trash pickup.
- Max closed out Treasurer's Report

COMMITTEE REPORTING

POOL

- Not open at this time. No information to report.
- Pool manager position has been posted as well as lifeguard positions.
- Pool pass update: Two paper cards per lot and two guest cards per lot. Over Policing our membership for using the pool is a bit too much by requiring submission of children's birthdates, etc. Basic guidelines are if someone is living in the home regardless of their age they should be allowed admittance into the pool.
- Pool Electronic card system: Will be prototyped, but not in use for the 2021 pool season. Looking at Summer 2022 to go electronic.
- At this time, the pool will open with business as usual. At this time, the club will plan to open the pool with no restrictions.
- Maximilian Scholz has a scheduled call with the Pool Opening Company to make sure the pool is on track to open. A few items to note the back wall line and bowing wall have increased the pool leak. The company will assess to see if these items need to be done now or if these items can be held off for another year. Professional review of the pool is important for safety and upkeep.

GROUNDS

- Rob Jacobson has resigned. Rob Jacobson did not share any new information with Maximilian Scholz
- Robert Overton discussed the creek and asphalt issue. He reached out to Republic and Republic stated that asphalt in small portions can be disposed of in the dumpster.
- Maximilian Scholz shared that there is growing interest in playground updates and expansion. Penny Inskeep added that several people have reached out about current items in need of repair as well as expanding the existing structure.
- Penny Inskeep asked if the existing playground equipment is considered part of grounds. Jess Carrasquillo and Maximilian Scholz both stated the playground was considered an asset and part of the grounds.
- Robert Overton shared he expressed interest in chairing or co-chairing Grounds.
- Penny Inskeep offered to co-chair grounds with Robert Overton.
- Robert Overton and Penny Inskeep will serve as Grounds Chairs.

NEWSLETTER

- Ashley O'Neal shared updates:
 - Get to Know you Neighbor section being added to the newsletter
 - Earth Day/Neighborhood Cleanup scheduled for Saturday, April 24th, 2021
 - Clubhouse pictures will be shared by Steve Wisdom. Erich Bauer noted that the website had updated pictures of the clubhouse Ashley O'Neal could use.
 - Jess Carrasquillo shared a shout out to Ashley O'Neal for her work on the newsletter.
- If the board has items to add to the Newsletter this can be communicated to Ashley anytime via email. These items are due by March 18th.

ACTIVITIES

- Ashley O'Neal shared these items.
- Crochet is the 1st Tuesday of the month.
- Book Club is still going via Zoom.
- Yoga restarting.
- New Member Meet and Greet March 16th
- Blood Drive 4/23
- Genealogy
- Garage Sale is June 12th. New signs are being worked on.
- Easter Bunny Sign Ups April 3rd
- Earth Day: Potentially partner with the board and grounds committee to have a collaborative effort for creek clean up and neighborhood partnerships. April 24th, 2021. Food Truck. Ashley O' Neal and/or the activities committee can reach out to Robert Overton and Penny Inskeep to collaborate on this.

WEB

- Erich Bauer shared lifeguard and pool manager positions are posted. Erich shared new pictures have been added to the website.
- Erich Bauer shared he is working to prototype an electronic system for the pool for the next pool season.
- Maximilian Scholz offered to assist with anyone needing to get the google group up and running.

CLUBHOUSE

- Steve Wisdom shared updates with purchases for the clubhouse
- Steve Wisdom also shared financials of what the clubhouse brought in and paid out.
- Erich Bauer asked if there was an update from the police with the light vandalism. Maximilian Scholz noted that last he heard the police would discuss with the school and the parents of the teenagers involved.

WELCOME

Committee Chairs: Linda Stemock and Shirley Frye

- Penny Inskeep shared updates that were sent out from Linda Stemock.
- New Member Meet and Greet March 16th
- The same format that was utilized by Terri Waggoner at the previous Meet and Greet will be used.

New Business

- Jess Carrasquillo: Provided an overview of the Reserve Account Overview
 - Jess Carrasquillo distributed information regarding the reserve account to all board members.
 - The Reserve Study was completed in 2015. Jess Carrasquillo will send all documents to Penny Inskeep for future reference.

- Jess Carrasquillo discussed the overview, how it works, and provided an example.
- Penny Inskeep shared a thank you to Jess for his time typing up this information to share with the board members and the overall membership collective. This is very helpful as we move forward with transparency and understanding how specific items such as the Reserves and the Reserve Study are meant to function for the club.

New Appointments to Board Officer Positions

- Treasurer: Max will reach back out to Christy Wise to see if she would still be interested in the role of Treasurer. At this time the position is vacant.
- Vice-President: Robert Overton
- Corporate Secretary: Nathaniel Tempest
- Nominations for Ashley O'Neal from Erich Bauer to come onto the board. This was seconded.
- A motion to vote on new board appointments was made. Nathaniel Tempest seconded the motion. Motion approved
- All present board members voted Yes. Steve Stemnock abstained from the vote.

Motion to Adjourn

Motion to adjourn meeting made by Maximilian Scholz. Motion seconded by Robert Overton. None opposed. Meeting adjourned.

Meeting ended at 8:35 pm

Next meeting: April 12th, 2021 at 7pm

Submitted by Penny Inskeep