

Carefree Club Board Meeting Agenda Notes

Date: April 12, 2021 **Time:** 7:00 PM

Location: In Clubhouse & Via Zoom

Call to Order:

Board Members Present: Maximilian Scholz, Christy Wise, Steve Wisdom, Erich Bauer, Penny Inskeep, Steve Stemnock, Ellen Morrow, Nathaniel Tempest, Gary Kubancsek, Ashley O' Neal, Robert Overton

Board Members Absent: Steve Stemnock

Guests Attending: James and Daniel Black

Motion to Approve February and March board minutes as amended.

Robert shared a few items that needed revised. Make these changes, edit, share with Max/Robert for approval. This will be tweaked. Previous meeting minutes Robert noted as not present. This can be edited. Approval will be tabled and should be noted in the previous meeting minutes.

Previous minutes have been amended

Motion was made to approve February/March minutes as written with amendments. None Opposed.

Approve agenda

Motion to approve agenda: Max/Robert-Second

Motion to approve budget from *March 2021 made by Robert. 2nded. None opposed.*

Old Business

Secretary's Report: Nathaniel Tempest

- Nathaniel shared that KMC needs to provide documentation of who has paid and who hasn't paid annual dues.
- Christy noted that she is working with AJ at KMC to provide this documentation at least weekly.
- Erich noted that as we approach May and pool season KMC will need to provide this documentation daily.
- KMC Communication: Max shared concerns with overall KMC operating to pay club bills and maintain budgeting.
 - Max shared that KMC's big goal is to streamline the club into KMC running all management of club operations. This would come at a greater cost to the neighborhood. Currently we are paying \$375 per month to run financials and the balance sheet.

- Annual dues payments are currently marked as due by May 1st. Nathaniel shared that he plans to bulk print at Staples or at Kinkos.
 - Question Asked by Daniel Black. Mr. Black was informed by Max Scholz to discuss with Nathaniel after the meeting.
- KMC letter sent within the annual dues notification. These were sent via postal mail.
- The board will work to post regarding the KMC letter so members are aware this is not from the club, but from KMC.

Treasurer's Report: Christy Wise

- Steve Wisdom shared a discrepancy in the clubhouse reporting listed in the budget. Christy will contact KMC to get this to be corrected and accurate based on clubhouse rentals' actual reporting.
- Swim Team Comparison Report:
 - Pool Payroll-The fee listed is for Accupay who runs the pool payroll. This is a year round fee.
 - Erich Bauer-Reviewed and looked at swim team budget and line items. KMC has broken up the total budget across the full year.
 - Cash flow statement page was shared.
 - Lights/Signs and partial Donations is noted as "Operating Check Other"
 - Discussion of clearly defining what is within the Lights/Signs account. Electrical, Lights, Signs, etc.
 - Christy already has on her to do list streamlining the reporting provided by KMC.
 - Max noted that he set up the club with an REMC budget plan so the amount is the same throughout the year.
 - Christy proposed a Purchase order system if and when the club separates from KMC. Christy is proposing a May 1st start time.
 - Erich shared that the swim team funds are already accruing and this is going through KMC.
 - All money will go through Christy to allow for less handling of money.
 - Max noted the KMC contract is up in June. He will bring to the board a Motion for dropping KMC and going a different direction. This would obviously be a board vote.
 - Max is still waiting for Comer and Knowling to get back on depreciation values. This will be a process that Max and Christy are working on together.

Committee Reports

Pool: Max Scholz

-Pool Manager/Lifeguard Search

- There are two candidates who have applied. Interviews are taking place this week. Max will onboard the pool manager and new lifeguards.
- Max has met with 6 of the returning, incoming guards to see if there is anything they would like to see to make the position better. Lifeguards noted umbrellas at guard stations don't cover guards and fanny packs are gross and should be improved.

Lifeguard pay is \$8.25 per hour. That is in combination with getting paid during rain days when they don't work. When looking at lifeguard pay the high dollar is \$15 per hour. Freedom Springs is \$9 per hour. Max noted he shared to the guards that guards would not be paid during rain days or pool closure.

- \$9 for base guard, \$12 for head guard, \$15 pool manager
- Gary K. Pool Manager position is guard/concession/managing operation of pump and mechanicals.
- Pool Manager Guard Position would need to be at least 21 years of age. This individual would be managing the lifeguards as well as potential disruptions from the guests.
- Instead of a lump sum monthly the Pool Manager would receive an hourly rate of \$15. The pool manager would also serve the role as a lifeguard when needed at the pool.
- Max shared pool pump and pool wall bid. He is getting quotes on putting the pump above ground from its current location underground. This would mean the pump and electrical would be above ground and covered and the existing hole would be filled.
- Max is looking into

Grounds: Robert Overton and Penny Inskeep

- Penny shared Earth Day and Activities even on April 24th, 2021. All activities noted for the event would not be on individually owned property.
- Robert shared honeysuckle removal from the creek area.
- Robert is getting bids for treatment and grass cutting. Within the week he is hoping to share this with the board.
- Penny has put bids out for fencing companies.

Newsletter

- Ashley shared newsletter statistics on percentage of people opening the newsletter.
- Meet your neighbor section was well received.

Activities-Ashley

- Blood Drive: Registration is up
 - Volunteers are needed for this event.
- Purse Bingo: Ashley is Leading
- Earth Day Event: Promoting event asap
- Web-Erich
 - Online due payments are posted. Erich will get with Nathaniel to reconcile these funds.
 - Working on a new calendar for clubhouse: This will include clubhouse, swim team, activities, and guard scheduling.
 - Swim team and lessons opened today: Erich will reach out to Ashley to send out a social media blurb.
 - Members get priority on lessons and discount
 - Swim team event nights the pool is closed to membership

Clubhouse

- Zero expenses
- Estimates for replacing the lighting in the clubhouse
 - The price tag was \$6,000 on the first quote
 - A 2nd estimate was \$4,395 not including drywall repair.
 - Penny will share additional contractors with Steve.

Welcome

- Ashley and Penny are co-chair this committee and welcome is part of activities and within the Activities budget.

Member Statements

Mr. Black was given an opportunity to share. Mr. Black stated he did not have anything to share as he was made to not feel welcomed to share.

Close of Regular Board Meeting

*Notes to share going forward:

- When reviewing and giving feedback on minutes, etc. can this be done prior to the meeting if possible?
- Guest Treatment going forward

Begin Closed Session Legal Committee Updates