



MINUTES

Carefree Club Board Meeting

March 13, 2023

7:00PM – Carefree
Clubhouse

CALL TO ORDER

Attendance: All present sign in on paper passed around. Return after all have signed in.

Board Members Present:

- Ashley O'Neal
- Mike Martin
- Erich Bauer
- Chrissy Strum
- Kristie Kitchen
- Adam Terrell
- Mandi Foxworthy
- Jeff Williams
- Robert Overton

Not Present:

- Matt Randall
- Terry Stekman
- Jacqueline Cline
- Jackie Lee
- Mary Kennedy

2 Guests Present

- Dick Huber
- Mark Baranko

Q&A

Guests submit the topics **BEFORE** the start of the meeting and we will block time at the end of the meeting, as time allows. Turn Questions into Mike Martin.

Past Minutes

Vote/approval of [February Meeting Minutes](#)

- Can we strike through the Concessions spending requests for 2023 on the 2nd table showing it wasn't approved?

Motion: Ashley

Second: Chrissy

Approved with noted change to reserve fund #s.



New Business:	<ul style="list-style-type: none">● N/A	Ashley O'Neal
Old Business:	<ul style="list-style-type: none">● Pool Water Draining into creek: Ashley has made some calls to Buddenbaum, IDEM, JCHD, and Greenwood Sanitation. We cannot backwash our pool or drain it with the water going directly into the creek without having some sort of dechlorinator on the pool.● We can wait approx 10 days after the closing of the pool to drain when all the chemicals burn off.● To be able to backwash the pool, we need to add some sort of feeder to the pool. Waiting on Buddenbaum to give us a quote.● Videos HERE	Ashley O'Neal
President, Pool Chair & Clubhouse	<p>Clubhouse:</p> <ul style="list-style-type: none">● New flooring is being installed the week of March 13th.● Projected 2023 Rental Income to date: so far we have \$6,670.00 in rental income secured for 2023 rentals.● Bob's Master Lock is coming out to do the doors on the March 22nd <p>Misc. Questions/Comments:</p> <ul style="list-style-type: none">● Start thinking about who will take over as President for the upcoming election. My time as President will be over at the end of August. <p><i>We need to post to the website, facebook, and in the newsletter to recruit board members. It will need to be a consistent message that the pool / clubhouse is at risk for 2024 with no board members / leadership.</i></p> <p>Pool Updates:</p> <ul style="list-style-type: none">● Pool Manager: Sarah asked for a raise for the Pool Manager position. The City of Martinsville offered her a job. She would like us to come close for her to stay. VOTE <p><i>Board is in support of a raise as the budget allows. She should work with the pool committee to set appropriate schedules and maintain staffing</i></p>	Ashley O'Neal



	<p>budget. Pool committee will set appropriate expectations.</p> <p>Currently have 8-9 lifeguards hired for 2023. We had 14 guards last year.</p> <ul style="list-style-type: none">● Repairs & Updates Approval (presented in October 2022):<ul style="list-style-type: none">○ Concrete around the pool area will be complete sometime early April when there is no freezing temps overnight.○ Pool Maintenance - Water Fountain Replacement with water bottle filling station is really expensive for an outdoor model. Here is an example <p>Consensus is to</p> <p>Mandi will get a quote for an outdoor rated water bottle filler / fountain</p>	
VICE PRESIDENT	<p>Nothing to Report</p> <p>Ashley will appoint the committee of no more than 5. Committee include currently includes Dick Huber, Mike Martin. Mark Baranko, Robert Overton, potential of 1 additional needed.</p> <p>Mike will send potential meeting times to the nominating committee.</p>	Mike Martin
GROUNDS CHAIR	<ul style="list-style-type: none">● No Report Received● Update on Bench? <p>Working on quotes for grounds maintenance. Starting the bid process.</p> <p>Open to additional playground equipment?</p> <p>Bench - Meeting with someone next week to get it installed. \$1,200. Erich recommends we look at a concrete bench. Would need to be a single, solid piece. Would also need to be anchored. Mandi has quotes, she will send to Ashley.</p>	Mandi Foxworthy



	<p>Ashley will send Mandi a link to the Grounds job description and budget.</p> <p>Linda will help with Spring Clean-up. Mandi will provide snacks and water.</p> <p>Jeff and Green with Envy will clean-up inside the pool in the spring.</p>	
TREASURER	<ul style="list-style-type: none"> ● February 2023 Report to approve. <p>Motion to approve: Adam Second: Kristie Approved</p>	Chrissy Sturm
CAPITAL EXPENSES YTD (Jan 1 balance: \$72,204.77)	<p>Capital Expenses for 2023: (as a board we can spend up to \$28,881.91 before going to membership for approval)</p> <ul style="list-style-type: none"> ● Clubhouse Flooring: \$11,943.79 (March) 	<u>Ashley O'Neal</u>
CORPORATE SEC.	<p>No Report Received</p> <ul style="list-style-type: none"> ● Update on Liens? <ul style="list-style-type: none"> ○ 1 property with lien sold, dues collected ○ 19 liens on unpaid dues. ● Dues Letter <ul style="list-style-type: none"> ○ Goal is to send to printer by 3/24 ○ Ashley will send Erich language for online payment and late fee. 	Kristie Kitchen
ACTIVITIES CHAIR	<ul style="list-style-type: none"> ● Knit & Crochet continues monthly. No Knitting tomorrow due to floors. ● Bunco and/or cards in the clubhouse continue monthly ● Easter Egg Hunt will be held April 8th @ 10AM. ● Check the website or Facebook for event updates. 	Emily Myers
WEBSITE CHAIR	<p>No Report Received.</p> <p>Erich will update the board terms on the website.</p>	Erich Bauer
SWIM TEAM CHAIR	<ul style="list-style-type: none"> ● Present 2023 Swim Team Schedule ● Clubhouse reservation request 	Mark Baranko



	<p>One coach is not returning for 2023. A new swim lesson director is being trained.</p> <p>Swim conference has decided to switch to a new system, swimtopia. Includes meet management, as well as all of the other needs of the club.</p> <p>Chrissy will get the Debit Card number to Mark.</p> <p>Need to update GoDaddy with new Debit Card info and Mark as the primary contact.</p> <p>Dates needed for Clubhouse: April 21st - 5-8PM - Board Meeting May 25th - 6-9PM - Meet the Coaches July 9th - All Day</p>	
NEWSLETTER CHAIR	<ul style="list-style-type: none">• Newsletter Update <p>On Website - Will be sent</p>	Mary Kennedy
Q&A	<ul style="list-style-type: none">• Mr. Huber: <p>Q: Reg. Feb 2023 Minutes on website, pp 4&5, Cap Expenditures for 2023, also notes "needs to be updated". I'm having difficulty understanding the \$numbers and where they came from, as well as when board & membership votes on capital expenditures. Any chance of sharing the updated numbers and voting processes?</p> <p>A: The February minutes should not have been posted on the website until board members had a chance to review them and request changes/approve at the March meeting. They have been pulled from the website pending approval. However, according to bylaws:</p> <ul style="list-style-type: none">• (h1) The majority of the board can approve any individual capital improvement up to 5% (\$7,548.14) of the total annual maintenance assessment of \$150,962.80.• (h2) $\frac{2}{3}$ Majority of the board can approve any individual capital improvement between 5%-10% (\$7,548.14 - \$15,096.28) of the total annual maintenance assessment of \$150,962.80• (h3) Anything above those numbers, for any individual expense, will be taken to membership for a vote.• (h5) if the Board spends 40% (\$28,881.90) of the reserve fund for Capital Improvements in	



	<p>the year, 2/3 of the membership will be required.</p> <p>(h) To exercise expenditures for capital improvements in each fiscal year as follows:</p> <ol style="list-style-type: none">(1) A majority of the quorum shall be required for the expenditure of money for any individual capital improvement up to five percent (5%) of the total annual maintenance assessment.(2) Two-thirds (2/3) majority of the Board of Directors shall be required for the expenditure of money for any individual capital improvement between five percent (5%) and ten percent (10%) of the total annual maintenance assessment.(3) Expenditures for any individual capital improvement in excess of ten percent (10%) of the total annual maintenance assessment shall have the assent of two-thirds (2/3) of the members of the Corporation who vote in person or by proxy at a meeting duly called for this purpose, written notice of which shall be given at least third (30) days in advance with notice to set forth the purpose of the meeting.(4) Sections (1)-(3) shall be construed individually (e.g., the Board may approve a capital expenditure that amounts up to ten percent (10%) of the annual maintenance assessment and a capital expenditure that amounts to seven percent (7%) of the annual maintenance assessment in the same year.(5) If the Board has exercised capital improvement expenditures equaling forty percent (40%) of the reserve fund as of January 1 in any single year, all further capital expenditures in that year, regardless of cost, shall have the assent of two-thirds (2/3) of the members of the Corporation who vote in person or by proxy at a meeting duly called for this purpose, written notice of which shall be given at least thirty (30) days in advance with notice to set forth the purpose of the meeting. <p>Q: Mr. Huber</p> <p>Where may I find Jan. 1, 2022 amount in reserve fund and itemized capital improvements for 2022 and amount spent on each improvement?</p> <p>A: January 1, 2022 balance for the Reserve Fund was \$140,339.67</p> <p>Itemized list of Capital Expenses for 2022:</p> <ul style="list-style-type: none">● Buddenbaum (filters - membership approved) \$91,457.18● Colby Equipment (Ventilation in pool mechanical room) \$515.74● MK Property Solutions (labor for ventilation fan) \$850.00● Erich Bauer (reimbursement for security camera and hard drive replacement) \$517.80● Buddenbaum (drain replacement - required every so many years) \$2,144.74● Heartwood Enterprises (Clubhouse Door replacement) \$6,118.00	
NEXT MEETING	April 10, 2023	

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

- 1.