

Carefree Club, Inc.

Notes from Meeting with Kevin Hoover, Attorney, to discuss by-laws

July 18, 2016

Board members present: Jess Carrasquillo, Bev Huldeen, Linda Stemnock, Ellen Morrow, Renee-Ann Pikulik, Sandra Carrasquillo

Issuing second ballot for vote: Kevin said to be specific about what the ballot is for, example: \$60 increase in annual dues effective 5/1/2017. He reviewed the second ballot we used for the \$135 increase and said it was done in accordance to our by-laws.

Finance Committee: President appoints all standing committees. Our by-laws don't specify members/non-members for the committees.

List of Carefree members is open to members and Secretary will provide the list. Board can charge normal copying fees. Name and address are public information. Board is not responsible for doing mailing for those wanting to get 10% to call a special meeting. If mailing content is detrimental to Carefree Club, Inc., Board may take action.

No prohibition on two members from the same household being on the board. Each board member gets a vote. If members are not happy they can vote off during elections.

Conflict of interest: Board members should disclose any of these and let board decide if it is a concern/appropriate.

By-laws say we can contract with employee who is also a board member (e.g., pool manager, clubhouse manager).

Items that are not covered in our documents: Recommendations for other guidelines to use? Kevin recommended United Way.

Annual meeting: can combine with ballot for board meeting (notice of annual meeting at top of ballot). Add a space for write-in candidates or board can fill any vacancies.

Annual report is sent to Secretary of State.

[For capital improvements] **10% of annual maintenance assessment** is based on our annual budget (number of lot owners paying dues).

Operating manual – guidelines vs. concrete rules. This needs to be flexible.

Bonding of treasurer is mandatory per our documents. The bond is specific to Carefree Club.

Nothing prevents the president from voting or making a motion.