

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.**