

Christmas Lake Village
Board of Directors
5/11/17

Pending Approval at July 13, 2017 Meeting

The meeting was called to order by President Don Vogel at 6:00 PM and noted that a quorum was present.

Directors present were Don Vogel, Ryan Flannagan, Mark Evans, Robert Alvey, Jonathan Darling, Brian Greulich, Lisa Gengelbach and Fred Kanzler.

Bruce Tesch was absent.

There were (13) Association Members in attendance.

MEMBER'S FORUM

Dottie Cummings brought up several issues – Dottie asked about incident on Star Drive – individual was living in a motor home in someone's driveway. Is this allowed? Don stated that according to the C & R's this is not allowed.

- How many pets are allowed? Don noted that you can have 2 dogs and/or 2 cats.
- Would we be talking about the drainage in the 9th subdivision and the playground equipment at the old water treatment plant site. Don said we would be discussing these issues this evening.
- When we call in with complaints, does CLV keep record of this? Chris asked if she was referring to a certain complaint. Dottie complained about a neighbor that kept putting a trash can out on Friday or Saturday. Sometimes the trash would get out of the can. Dottie called several times and talked to Chris regarding the issue. Chris addressed the issue each time she called, noting that the neighbor was out of town during one week where they put their can out early. Chris also went out and picked up the trash after receiving the complaint from Dottie.

Don addressed the situation explaining that we have an ongoing issue with this subject. We have addressed lot owners numerous times with our emails to not put your trash cans out early. If you are going to be out of town, please have a neighbor put your trash can out on Sunday evening. We can't solve all the issues, but we try to work as hard as we can.

Janet Dewitt – Kasper Gate entrance on Hwy 162 – Questioned the reason for the sign that says “Do not drive on shoulder.” Don stated that the police are not enforcing the sign. The State won’t take it down.

Larry Loucka – Asked about the buoys and getting them placed where they belong. Chris told everyone that the work boat is currently in the shop. The first day we went out to set the buoys, the boat had to be taken back to the shop.

READING OF MINUTES

Robert Alvey made a motion to approve the 4/13/17 Monthly Meeting Minutes.

The motion was seconded by Lisa Gengelbach.

Vote in Favor 7 to 0.

TREASURER’S REPORT

Robert Alvey read the Treasurer’s report for the month ending March 2017:

Current YTD Income:	\$ 741,667
YTD Expenses:	\$ 173,122
Current Net Income:	\$ 568,545

Monies on Hand:	\$ 506,307
Dock Account:	\$ 47,507
Rec Ctr Account:	\$ 45,230
Reserves:	\$ 475,639
Capital Improvement:	\$ 11,002

Ryan Flannagan made a motion to approve the Treasurer’s Report.

Jonathan Darling seconded the motion.

Vote in Favor 7 to 0.

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for the month of April 2017:

Past years' assessments collected in April 2017 - \$ 1,707.89

Total Past years' assessments collected for 2017 - \$ 11,942.89

MANAGER'S REPORT

- Real Estate Report – 8 existing homes, 7 vacant lots & 1 new renter changed hands in April 2017.
- There are currently '12' open CLV Construction Permits.
- Rec Center Restrooms open for the season.
- Ballots & proxies mailed on May 5, 2017.

Just a reminder: The Annual Meeting will be held on June 11, 2017 at 1:00 PM at the Rec Center.

Don reviewed some FYI items as follows:

- The Golf Cart/Off-Road vehicle ordinance had the 2nd reading and now goes into effect immediately. We will post information on the CLV Website.
- We took an issue to the town concerning (2) properties owned by TASMAN, LLC: 241 W Pine Drive and 486 W Melchior Drive S. There is a town ordinance 12-01 that spells out 17 different reasons why a property should be condemned. The town is refusing to do anything with the homes. They state the homes are structurally sound. Today, Don signed a letter which will go in the mail tomorrow to TASMAN, LLC addressing these (2) homes. He has asked TASMAN, LLC, about his plans to get the homes up to code with CLV Rules & Town Ordinances.
- There will be a meeting on the trail from CLV Gatehouse to Yellig Park. The meeting will either be on May 24 or May 25. You will be able to talk to the engineers and address any questions that you may have.
- Vectren work being done – Vectren will be coming in during the next 3 weeks taking care of the problems they created during the recent upgrades. They will be working on the washing out and repair of lawns along Kaspar, Melchior, Prancer and Shepherds Lane. This is a 7-year project going on in CLV. The next project will start on Balthazar as soon as this Fall.

OLD BUSINESS -

Playground Equipment – Rules & Reg committee met to discuss having a rule for playground equipment larger than a swing set & slide. The committee decided that no rule was needed.

Yard Sale Contract – Food Vendors have to be non-profit or not for profit and be permitted by the Spencer County Health Department.

Carol Lance wanted to know why we only have the yard sale for 1 day. Don responded by saying that CLV is trying to please those that want the yard sale and please those who don't want the yard sale. We have to draw the line somewhere.

It was decided to change the wording on line item #6 of the Agreement to read 'Only Non-Profit or Not for Profit Organizations will be allowed to sell food with permit from the Spencer County Health Department.'

Mark Evans made a motion to accept the Yard Sale Member Agreement with above change. Brian Greulich seconded the motion.

All in Favor 7 to 0.

NEW BUSINESS –

Stray cats & dogs – This is an ongoing issue. Chris noted that there was an article in the county paper this week about hiring a full-time animal control individual, but until that happens, what do we do? You can drop them off at the Humane Society, but they will not pick them up.

9th Subdivision Drainage – Don, Chris, Jeremy & Josh Winkler walked the ditch near the 4th Tee of the golf course. Winkler gave CLV permission to go in on the golf side of the property line and clean out the ditch. Lot owners should not spray the weeds. Let the weeds grow on the side of the bank. It helps limit erosion. CLV will also be working on the main culvert from Winter Lane to Sleigh Bell.

COMMITTEE REPORTS

- **Business Planning** - Robert Alvey – no report
- **Parks/Rec** – Ryan Flannagan – no report
- **Nominating & Election** - Brian Greulich – Get your ballots in before the Annual Meeting on June 11.
- **Rules & Regs** – Mark Evans – Don brought up the issue of Vectren/ElectriCom taking advantage of CLV. They have been using the pump storage road that the town put in and have obliterated it with their trucks and equipment. They leave their equipment in lot owner's yards; they are taking their sludge and dumping it on the Hanning property. Don would like the Rules & Regs Committee to review this issue. Don proposes a nightly parking fee for every truck, trailer, bulldozer, etc. left on CLV property.
- **By Laws/C & R's** — Lisa Gengelbach - no report

Teresa Jester asked for an update on the Boat Dock renovations and the landscaping at the front entrance. Don and Chris noted that they haven't fallen off the calendar. Teresa reminded everyone that these items were brought up earlier in the year and then they are not mentioned anymore. Chris couldn't give Teresa a time-frame on when CLV would start working on the Dock Repair. Don mentioned that they will try to do a better job of follow-up on projects.

Carol Lance mentioned that whoever is treating the lake, they are doing a terrific job. Don mentioned that the treatment of the lake was outsourced last year, but this year CLV maintenance is taking care of the lake weeds.

Chris also gave a shout-out to Ron Bays who has been with CLV for 42 years.

Lisa Gengelbach made a motion to adjourn the meeting. Jonathan Darling seconded the motion.

Vote in Favor 6 to 0.

Meeting adjourned at 7:20 PM.
Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties