

Christmas Lake Village  
Board of Directors  
12/14/17

**Pending Approval at January 11, 2018 Meeting**

The meeting was called to order at 6:03 by President Don Vogel and noted that a quorum was present.

Directors present were Don Vogel, Ryan Flannagan, Lisa Gengelbach, Fred Kanzler, Mark Evans & Robert Alvey.

Bruce Tesch, Brian Greulich & Jonathan Darling were absent.

There were (11) Association Members in attendance.

**MEMBER'S FORUM**

N/A

**ACTION ITEMS**

CLV has been taking applications for the last 4 weeks for a director to replace the remainder of Bruce Tesch's term who resigned at last month's meeting. This term will end June 2019. The 4 candidates who submitted resumes were: Charles Tomey, William Conrad, Rick Humerickhouse & Chuck Buis. The board seated Charles Tomey to fill the board vacancy.

**READING OF MINUTES**

Robert Alvey made a motion to approve the 11/14/17 Monthly Meeting Minutes.

The motion was seconded by Ryan Flannagan.

Vote in Favor 5 to 0.

## **TREASURER'S REPORT**

Robert Alvey read the Treasurer's report for the month ending November 2017:

Current YTD Income:	\$ 914,425
YTD Expenses:	\$ 817,033
Current Net Income:	\$ 97,392

Monies on Hand:	\$ 63,174
Dock Account:	\$ 49,768
Rec Ctr Account:	\$ 23,451
Reserves:	\$ 490,166
Capital Improvement:	\$ 1,505

Mark Evans made a motion to accept the Treasurer's Report.

Lisa Gengelbach seconded the motion.

Vote in Favor 5 to 0.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in November - \$ 424.00  
Total Past years' assessments collected for 2017 - \$ 23,015.35

## **MANAGER'S REPORT**

- Real Estate Report – 4 existing homes, 4 vacant lots & 1 new Renter.
- There are currently '6' open CLV Construction Permits.
- New storage building complete.
- Leaf collection campaign ongoing as long as weather allows. Members need to understand that we have (1) leaf collector and close to 900 homes. It is a slow process.
- Office Closure – December 22 & 25 for Christmas & January 1 & 2 for New Years.
- 2018 Assessment Invoices mailed – due January 15, 2018.
- Advertising for Full-time Maintenance position.
- Festival of Lights update: December 9 saw 940 vehicles enter gate. Spencer County CASA collected \$2,856 for their organization with 20 large boxes of canned goods donated. Final Festival of Lights will be Saturday, December 16 with CASA taking donations.

## **OLD BUSINESS** –

Don addressed the Jim Muckle property (02-016).

Don asked Mr. Muckle for an update on his property. Mr. Muckle stated that everything was complete. Don mentioned that there was a strap still attached to the stairway. There was discussion regarding the siding, horseheads and orange cone. The siding has been taken care of and the orange cone was removed. The remaining issues of the strap on the stairway and the horseheads are still an eyesore and a total disrespect to the neighborhood.

Mr. Muckle will continue to keep in contact with Don & Chris on the remaining issues.

The Board has also had numerous complaints of Mr. Muckle going outside in his robe without anything on under the robe. He stated he would make sure he has something on under the robe.

## **NEW BUSINESS** –

**Storage Account** – rental income for the storage area is being set aside into a separate bank account. It can then be used to upgrade storage area and maintenance facility.

Robert Alvey made a motion to accept this new procedure.

Ryan Flannagan seconded the motion.

Vote in Favor 5 to 0.

**Senator Mark Messmer article in Spencer County Leader** - Don read an article published in this week's Spencer County Leader – see attached. Senator Messmer writes about a new business called AIRBNB – basically renting your home as a bed & breakfast. Senator Messmer states that we should allow members to rent out their homes on a short-term rental basis. If you remember, a year ago, this exact issue created a series of problems for our gate attendants and the neighbors.

Don wrote a letter in response to the Senator's article – see attached. The Board was in agreement to send the letter to the Senator. Robert Alvey encouraged the residents to contact Senator Messmer about this issue.<sup>1</sup>

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<sup>1</sup> Don received a response from Senator Messmer on 12/15/17 stating the short-term rental issue would not affect CLV.

## **COMMITTEE REPORTS**

- **Business Planning** - Robert Alvey – no report
- **Parks/Rec** – Ryan Flannagan – no report
- **Nominating & Election** - Brian Greulich – no report
- **Rules & Regs** – Mark Evans – no report
- **By Laws/C & R's** — Lisa Gengelbach - no report

Ryan Flannagan made a motion to adjourn the meeting.

Robert Alvey seconded the motion.

Vote in Favor 5 to 0.

Meeting adjourned at 6:39 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties