

Christmas Lake Village  
Board of Directors  
7/12/18

**Pending Approval at August 9, 2018 Meeting**

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

Directors present were Don Vogel, Bill Conrad, Robert Alvey, Fred Kanzler, Charles Tomey, Larry Ball & Ryan Flannagan.

Lisa Gengelbach was absent.

There were (14) Association Members in attendance.

The meeting began with the board taking a brief recess to fill the board vacancy for a 1-year term. The members who applied for the position were as follows: Mark Bohleber, Mark Evans, Rick Humerickhouse, and Ken Rice.

The board welcomed Rick Humerickhouse to fill the 1-year term. He immediately joined the board members to finish the July meeting.

**MEMBER'S FORUM**

**Gail Blanckaert** – asked the board why she didn't have a buoy 50' from her dock. Captain Bob always made sure she had a buoy in front of her dock. Property Manager, Chris Ambs, stated that Captain Bob didn't have the authority to promise buoys to members living on the lake. The buoys are placed in the lake according to a map that CLV has used for the last 40+ years. The maintenance team will go out and reevaluate the buoys in the next week or two.

**Jeff Bertschinger** - Wants to put a 17' sailboat with a cabin on the lake. Robert Alvey asked if the boat had sleeping accommodations. Jeff stated it does, but it wouldn't be used.

Robert Alvey made a motion to deny the sailboat.  
Bill Conrad seconded the motion.

Vote in Favor 7 to 0.

## **READING OF MINUTES**

Robert Alvey made a motion to approve the 5/10/18 Monthly Meeting Minutes.

The motion was seconded by Ryan Flannagan.

Vote in Favor 7 to 0.

## **TREASURER'S REPORT**

Robert Alvey read the Treasurer's report for the month ending June 2018:

Current YTD Income:	\$ 772,782
YTD Expenses:	\$ 352,017
Current Net Income:	\$ 420,765

Monies on Hand:	\$ 365,835
Dock Account:	\$ 57,408
Rec Ctr Account:	\$ 25,399
Reserves:	\$ 488,054
Capital Improvement:	\$ 15,006

Fred Kanzler made a motion to accept the Treasurer's Report.

Ryan Flannagan seconded the motion.

Vote in Favor 7 to 0.

## **DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the months of May & June 2018:

Past years' assessments collected in May - \$ 1,053.40 & June - \$1,966.71

Total Past years' assessments collected for 2018 - \$ 15,732.08

## **MANAGER'S REPORT**

- Real Estate Report – May - 6 existing homes & 1 vacant lot changed hands. June – 9 existing homes, 6 vacant lots & 1 new renter changed hands.
- There are currently '15' open CLV Construction Permits.
- Polar Park is progressing with water & sewer hooked up & power connected. Next will be the parking lot, ½ basketball court and fencing.
- Road inventory to be accomplished in July.
- Lake sample results – CLV lakes tested for E coli were less than 1 parts per million. Lakes will be tested during the season no less than twice a month for E coli.
- 2<sup>nd</sup> half of 2018 assessments due July 15 for those who utilized the split payment.

## **ACTION ITEMS –**

Boat Patrol Bid - Opened sealed bids for boat patrol boat. The minimum bid CLV would accept was \$1500. There were (2) bids received. The first one opened didn't meet the required minimum. The second bid exceeded the minimum at a bid of \$1600. Mike Stallman from Illinois submitted the winning bid.

## **OLD BUSINESS –**

The annual yard sale will not be hosted by the Garden Club this year. The office will handle the sign-ups. We would like to open up the Yard Sale to a non-profit organization to sell/take donations for the yard sale map. CLV would allow the group to put up a sign for the one-day event to promote their organization.

Robert Alvey made a motion to open up the Yard Sale to a Non-Profit organization to sell the Yard Sale Maps.

Bill Conrad seconded the motion.

Vote in Favor 7 to 0.

**Covenants & Restrictions** - The first subdivision has their own set of C & R's. The derelict homes in the village are both in the first subdivision. The town has an ordinance on this issue that they won't enforce. They will only go after a home if it is not structurally sound.

In 2005, the C & R's were redone and subdivision 2 joined leaving subdivision 1 on their own.

The challenge is to bring the C & R's up to date with all 13 subdivisions.

The Board members have a copy of the 2005 C & R's and a copy of the proposed C & R's that were finalized in 2012 to review.

We will start meeting in August to review the C & R's. We need to get 2/3 of all lot owners to approve this. The challenge is to get those lot owners that don't live here to vote and the signatures have to be notarized.

If we get these approved, the document will automatically renew every 10 years.

### **COMMITTEE REPORTS**

- **Business Planning** - Robert Alvey – no report
- **Parks/Rec** – Ryan Flannagan – no report
- **Nominating & Election** – Charles Tomey – no report
- **Rules & Regs** – Fred Kanzler – no report
- **By Laws/C & R's** — Lisa Gengelbach - absent - no report

Robert Alvey made a motion to adjourn the meeting.

Bill Conrad seconded the motion.

Vote in Favor 7 to 0.

Meeting adjourned at 6:59 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties