

Christmas Lake Village  
Board of Directors  
Monthly Meeting  
8/8/19

**Pending Approval at September 12, 2019 Meeting**

The meeting was called to order by President Bill Conrad and noted that a quorum was present.

Directors present were Bill Conrad, Fred Kanzler, Charles Tomey, Mark Evans, Rick Humerickhouse Barbara Reinhold, Larry Loucka & Lisa Gengelbach.

Larry Ball was absent.

There were (14) Association Members in attendance.

**MEMBER'S FORUM**

N/A

**READING OF MINUTES**

Lisa Gengelbach made a motion to approve the July Monthly Meeting Minutes.

The motion was seconded by Charles Tomey.

Vote in Favor 7 to 0.

## **TREASURER'S REPORT**

Mark Evans read the Treasurer's report for the month of July 2019:

### **July 2019**

Current YTD Income:	\$ 853,978
YTD Expenses:	\$ 425,575
Current Net Income:	\$ 428,403

Monies on Hand:	\$248,347.94
Dock Account:	\$ 19,091.39
Rec Ctr Account:	\$ 15,847.40
Storage Account:	\$ 4,540.39
Reserves:	\$510,376.10
Capital Improvement:	\$ 17,525.63

### **Investment Update:**

June Reserves	\$505,800.00
July Reserves	\$510,376.10

The Reserve account saw an increase of \$ 4,576.10 from June to July.

Rick Humerickhouse made a motion to accept the Treasurer's Report.

Lisa Gengelbach seconded the motion.

Vote in Favor 7 to 0.

## **DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for July 2019.

### **PRIOR YEAR:**

Prior year assessments collected in July - \$ 116.85

Total Collected for 2019 - \$ 31,184.59

Budgeted Assumption for 2019 - \$ 11,150

### **CURRENT YEAR:**

Current year assessments collected in July - \$ 770,415

Budgeted assumption for 2019 - \$817,665.00

### **MANAGER'S REPORT**

- Real Estate Report – July: 5 existing homes, 4 vacant lots & 1 new renter (new rental home).
- There are 31 homes for sale in CLV.
- We have 35 rentals & 6 contract homes in CLV.
- There are 13 open construction permits
- Decoy coyotes & high frequency motion detector placed on beach in hopes of deterring geese – First night items set out – someone threw coyotes across beach and the motion detector was stolen. Needless to say, the geese violated the beach.
- Front entrance trail erosion repair started.
- Blue/Green Algae Bloom on Lake Noel – treating with algaecide and seeing positive results.
- Yard Sale sign-ups kick off next week.

### **ACTION ITEMS**

Many residents have voiced concern over lack of effort on Town of Santa Claus Utilities Department in disseminating word on Boil Advisories.

CLV needs to approach the Town Council and demand they put in place an Emergency Notification System.

The Code Red app costs \$1/yr. We should not have to pay to be notified of emergencies.

The Town meets the second Monday of the month.

## OLD BUSINESS

Reviewed & Updated Committee Members

## NEW BUSINESS

Board Members need to start thinking of budget needs for 2020. The first budget meeting will most likely be held in the middle of September.

Lisa Gengelbach questioned the storage area behind our Maintenance Department. Can we add more spaces? Chris Ambs explained that we do have a few more spaces, but Electricom is currently paying us more for the space than what we would get from our members.

## COMITTEE REPORTS:

- **Business Planning** – Mark Evans – No Report
- **Rules & Regulations** – Larry Ball/Rick Humerickhouse – No Report
- **Parks & Rec** – Larry Loucka – Larry brought up the popular sport of pickleball. It has become more popular than tennis. It is a combination of badminton & tennis. The court is 20 x 44. The current cracks on the tennis court would not affect the pickleball court. The Pickleball courts would go East & West. The tennis courts go North & South. We could start with 2 Pickleball courts and 1 Tennis Court and see how much it is used.

Larry Loucka made a motion to spend no more than \$600 on equipment for 2 Pickleball Courts.

Lisa Gengelbach seconded the motion.

All in Favor 7 to 0.

- **Nominating/Election** – Charles Tomey – No Report
- **By-Laws & C & R's** – Lisa Gengelbach – No Report

Mark Evans made a motion to adjourn.

Lisa Gengelbach seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 6:35 PM

Respectfully submitted

Julie Benningfield  
Assistant Property Manager  
Christmas Lake Properties