

Christmas Lake Village
Board of Directors
Special Meeting on the Kasper Gate
07/29/2012

The meeting was called to order by President Amy Busler at 6:00 PM. She noted that a quorum was present and that the meeting was being recorded.

Directors present were Amy Busler, Jodey Reisz, Mack Seed, Susan Loucka, Brian Greulich, Mark Evans, and Kendall Thompson. Dave Walters and Betty Clayton were absent.

There were approximately 16 members in the audience.

The President turned the meeting over to Mark Evans.

Kaspar Gate – Mark Evans

Mark Evans explained that this meeting was to decide on the material used for the Kaspar gate between Dasher and Melchoir.

Jason Alban asked if Mark was a Board member, and was told he was. He also asked what type of gate was being installed, and was told that it would be like the front gate.

Mark went over our committed funds so far:

Casey Electric	\$7500.00	Electrical work
Shelton Excavating	\$2759.00	Culvert at Dasher Ln and Kaspar
All American Locksmith	\$16,242.00	Gate Equipment
Hughes Paving	\$3800.00	Dirt Work
Patriot Engineering	\$800.00	Coring and measurements
Midwest Engineering	\$5000.00	Engineering and blueprints
Total	\$36,101.00	

Mark also stated that the contractor guarantees the job for two years.

Ron Altstadt asked about pricing, and Mack Seed stated that first he would like to talk about our current finances:

A	Monies on hand (as of June 30, 2012)	\$ 725,035.62
B	Balance of income (budgeted) still uncollected	\$ 114,725.00
	Mostly 2012 maintenance fees-\$92,941.00	
C	Budgeted operating expenses for remainder of the year	\$ 517,468.00
	Current monies on hand less remaining budgeted expenses (A-C)	\$ 207,567.62
D	Amount to be spent to open the Kaspar Gate	_____

Mack also explained that we would probably not collect the whole income balance—of the \$114,725.00, we can guess about 75%, or approximately \$86,000.

Amy Busler explained that we are here to decide how we will complete the road. We can do either concrete from the CLV property line to Dasher Lane, then asphalt from Dasher Lane to Melchior for a total cost of \$66,801, or concrete from the property line all the way to Melchior, for a total cost of \$95,402.

Jason Alban stated that the engineers had done core samples, and he recommended asphalt.

Pat Winchell asked if the old asphalt would be taken up or replaced. Mark stated that the new road will be layered over the old. The engineers who did the core sample okayed it.

Jason Alban noted that we could always go back and put concrete in.

Shirley Blazey asked who would do the blacktop. Mark responded that it would be Hughes Paving.

Mark said that the main question now is whether to do all concrete or concrete and asphalt.

Tan Mayhall (on Dasher) asked why the gate was moved 100 feet inside the village. He was told that the incline where the gate was originally planned was too steep for safety, and it was moved to a more level spot. He asked if the bids included fencing to keep cars from going around the gate, and mark responded no.

Lisa O'Brien asked if there were no specs drawn up from start to finish. Didn't they include fencing or concrete and asphalt? She was told that Al drew up island specs and gave them to the town's architect. There are no engineering specs from Dasher to Melchior.

Steve O'Brien asked if we had budgeted anything on our side.

Jim Lifke asked why wasn't raising the road 3 feet budgeted. Amy responded that we had to do this for the town, because of interference with utilities. She stated that we are only here to decide between concrete and concrete and asphalt, with a \$30,000.00 difference.

Steve O'Brien asked if that shouldn't have already been decided. Amy said we had \$80,000 originally to spend. Lisa O'Brien pointed out that now we need fencing, that Tan Mayhall has a valid point.

Mark stated that fencing had not been approved.

Jason Alban said this was budgeted for \$80,000. Amy explained that there was discussion at 3 meetings that Al and Julie had found, that budgeted the project at \$80,000. Larry Loucka asked if the treasurer agreed.

Mark asked Jason about the \$80,000. Jason couldn't recall the amount, but knew that the amount was agreed upon.

Carolyn Altstadt stated that all we needed to decide now was whether to use concrete or asphalt from Dasher to Melchior.

Amy stated that we needed to budget it out, that this gives us choices.

Carolyn Altstadt said that the difference of \$30,000 could be used to do the fencing.

Jason Alban asked if we would still have cameras. Amy responded yes. He asked if the landscaping was still going to happen. Amy and Mark both responded yes, it will happen.

Jim Lifke asked if this was going to cost us more because someone wasn't on the ball. Amy responded no.

Larry Loucka mentioned that at the last meeting it was pointed out that a certain level of reserves is required. Kendall responded that there isn't an actual figure in the C&Rs, and that we have enough for current maintenance. Amy noted that there would be more money coming in on January 1st. Larry asked what if we have a worse winter.

Steve O'Brien said they were not resisting, they just wanted to know.

Amy asked Jason Alban to speak. He said that roughly a year ago this was approved to move on, and they had gotten quotes that amounted to roughly \$80,000.

Kendall Thompson stated that he had no idea of the history, but that the project is mostly completed now, and we need to finish it. The question in front of us is concrete or concrete and asphalt. This is a great discussion, particularly about the landscaping. We need to reserve money to finish that, so he is leaning toward asphalt. Need to focus on issue at hand.

Pat Winchell agreed that we were getting way off the subject.

Jim Lifke asked if there would be guard rails on the steep parts. Mark explained that most of that is on the town side. Amy pointed out that there are a lot of areas in the Village like that.

Lisa O'Brien expressed concern that the area is steep. Amy responded that we have addressed this, and that we may decide to close the gate in bad weather. Kendall pointed

out that this may be an advantage. With no traffic or salt in icy weather, it would extend the life of the road.

Shirley Blazey asked how signage would be addressed. People are not used to that and safety must be taken into consideration. Amy said that there would be signage.

When asked about buses, Jodey said CLV would have to decide this. The buses would need access cards.

Tan Mayhall asked about the width of the road, and if the current Kaspar is wider than the new addition. Mark stated that it would be 2 10 foot lanes with a 2 foot shoulder.

Brian Greulich made a motion to complete the road with the concrete and asphalt bid for \$66,801, rather than all concrete, allocating an amount not greater than \$80,000. Kendall Thompson seconded.

Amy Busler-Aye	Jodey Reisz-Aye
Mark Evans-Aye	Brian Greulich-Aye
Kendall Thompson -Aye	Mack Seed-Aye
Susan Loucka-Aye	

Vote in favor 7-0.

Mark Evans stated that he was willing to take on the project, but did we need a motion to put him in charge of it. Amy stated that the Board was happy to have him take charge, and that we did not need a motion. The other Board members agreed.

ADJOURNMENT

Jodey Reisz moved to adjourn. Motion was seconded by Kendall Thompson.

Amy Busler-Aye	Jodey Reisz-Aye
Mark Evans-Aye	Brian Greulich-Aye
Kendall Thompson -Aye	Mack Seed-Aye
Susan Loucka-Aye	

Vote in favor 7-0.

Meeting was adjourned at 6:49 PM.