

Christmas Lake Village  
Board of Directors  
01/12/2012

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, Greg Robinson, Susan Loucka, Susan Murray, Lee Powell, Dave Walters and Betty Clayton. Mack Seed arrived a few minutes after the meeting commenced.

There were approximately 15 Association Members in attendance.

**READING OF MINUTES**

Betty Clayton made a motion to approve the minutes of the following minutes:

- 12/08/11 Regular Board of Directors Monthly Meeting
- 12/08/11 Executive Meeting
- 11/28/11 Special Meeting
- 11/10/11 Executive Meeting
- 10/13/11 Executive Meeting

Susan Murray seconded the motion.

Jodey Reisz-Aye	Betty Clayton-Aye
Susan Murray-Aye	Greg Robinson-Aye
Susan Loucka-Aye	Mack Seed-Aye
Lee Powell-Aye	Dave Walters-Aye
Amy Busler-Aye	

Vote In Favor 9 to 0

**TREASURER'S REPORT-Mack Seed**

Treasurer Mack Seed reported that for the year ending December 31, 2011:

Current Income was :	\$ 886,635
Expenses to date:	\$ 815,205
Monies on Hand were:	\$ 456,957.61

Mack Seed also reported that last year the Hanning property was purchased for \$40,000 out of the Christmas Lake Reserves. The plan to repay this purchase included repaying

the CLV reserves \$6,000 a year for 5 years. However, in 2011 we have officially paid back the reserves for the Hanning property purchase.

Susan Loucka made a motion to accept as the Treasurer's Report. Greg Robinson seconded.

Jodey Reisz-Aye

Greg Robinson-Aye

Susan Loucka-Aye

Lee Powell-Aye

Amy Busler-Aye

Mack Seed-Aye

Susan Murray-Aye

Betty Clayton-Aye

Dave Walters-Aye

Vote In Favor 9 to 0

### **MANAGER'S REPORT-AI Bauer**

Upon closer examination of vehicles entering the Village through the main gate, it has come to my attention that there are many types of passes that people are using to gain entry. There are stickers on the windshield with dates. There are visitor passes that people hold up and expect the guards to be able to read from their window. Last night I went out when a young man held his up asking for entrance and I found out it expired in 2010. He said a member had given it to him. The system is not working as well as it can and I will be implementing changes this month.

Lee Powell stated that guards should be outside the guard house checking vehicles not properly stickered. We should consider doubling up staff at so called "peak" traffic times of the day when the gate is experiencing a high volume of traffic.

Susan Loucka responded that the guards need access to the computer to check guest lists.

Dave Walters offered that he has no problems with his proximity cards and the more people on that system the smoother traffic will flow through the gates.

There's good and bad that comes with opening up our Village to hundreds of visitors to view the Festival of Lights. There were lights and decorations stolen. It could be people (kids) from in here as well but funny they just now disappeared. We need to address this issue as we plan for next year's Festival.

Besides giving families an event to spend time together, Festival of Lights also took a free-will offering from the festival goers who desired to donate. We asked for canned goods or a cash donation for the benefit of the community Action Center of North Spencer County. This year we collected over 500 cans of food and over \$4,800. The following are actual examples of how the Action Center serves families in our area:

1. They were able to help a grandmother who is raising four grandchildren due to the Mom being in jail.
2. A family of five experiencing the most difficult of financial times were are unable to celebrate Christmas as the father has had to leave the state in search of some type of employment.
3. Many parents are out of work and are unable to pay bills and provide decent food. Money was provided to help relieve some of their financial burdens.
4. One parent has managed to pay all her living expenses with nothing left over to gifts for her children. The Action Center helped provide gifts for these children.
5. Numerous elderly individuals living in low income housing upon receiving gifts came to a realization that they are not alone in their plight and that some people do care.

It has also been brought to my attention that if you pay your Veolia trash bill online, you're fine. But it was reported that the new 2012 (paper) bills sent from Veolia have not been reduced per the new agreement, which should be \$38.73 per quarter (which Veolia sends their bills quarterly). I have contacted our Sales representative concerning the issue and they have subsequently made the change to their "paper bills." However, if anyone is concerned as to whether or not the change has been made, please feel free to contact Veolia at 812-868-1100.

As a reminder to our Board members, Lee Powell is signed up as our Christmas Lake Board representative to attend the Santa Claus town meeting for February.

As we begin the work on the Rec Center project, the first item to be done is to re-locate the shrubbery and trees. We have been in contact with the Garden Club and they have helped us find a home for every piece of landscaping in front of the building. This was completed a few days ago.

Lee Powell inquired if we had posted the work for bid. CLV always bids high dollar projects. "I am also concerned that if our property manager serves as the general contractor, then we have no recourse if the work is not performed to specifications. I want every member on the Board to understand the problem we are experiencing with Sonitrol doesn't come back on us in this Rec Center build."

Al Bauer stated that even though this represented a major spend, the project is divided in many small contracts and currently local sub-contractors are being contacted to determine if they have any interest in bidding any of the jobs. "We do have recourse from all our sub-contractors, as each are responsible to perform their tasks to code and our specifications and approved plans."

Jeff Stillman raised a question concerning the vandalism. "When did it occur? Was it during the Festival hours or at some other time? Also, in 2008, the Board of Directors eliminated the use of "Owners Cards" for entry into the Village. I'm surprised they're still being used."

Susan Loucka responded that her problems occurred later, after the festival hours were over. They turned out their lights and all their decorations were still in place. Some items disappeared later the same evening.

## **ACTION ITEMS**

### **OLD BUSINESS REPORT**

#### 1. Beach Rules-Susan Loucka

Susan Loucka explained that some of the Village rules needed to be presented to the Board for approval with very few if any changes. Mainly, the annual date needs to be deleted from the rule name so that the same rules do not need to be re-adopted each year.

Lee Powell reaffirmed that the only changes that were made to the Beach Rules was the dates and the beach was now open an extra hour.

#### 2. Lake Rules-Susan Loucka

These rule changes are similar to the changes that were made for the Beach Rules. Revision dates were added and the dock fee was raised to \$100. Everything else remained the same. Registering a new boat for the first time requires the member to bring in their boat registration (which provides proof of ownership), provide proof of liability insurance (or have their insurance agent phone it in) and sign a copy of the Lake rules to be on file in the office. Once a boat has been registered in a prior year, an updated proof of liability must annually be provided to the office.

#### 3. Proximity Gate Pass Rules-Susan Loucka

Susan Loucka explained that initially the back gate rules were combined with the prior proximity gate pass rules. There were also a couple of new changes. The proposal includes renters being able to make a \$50 (\$25 refundable upon return) deposit to receive a card. We want to make it clear to owners that they are not supposed to be lending their cards to anybody. Stickers will be available in 2012 for people who want to use the inside lane. Abuses will result in de-activation. However, there are issues with de-activation that require further thought. If a property owner wants to turn off their renter's card for some reason, they must make the request in writing and provide to the office.

Jodey Reisz stated that she had concerns with the current language with regards to de-activation. The issue is more complex than the language addresses. Also, when we turn cards off for violations, do we have a system in place to track this and turn the cards back on.

Lee Powell offered that it should be the responsibility of the property owner to hand out cards to his renter.

Susan Loucka responded that the problem with giving stickers to renters is that they are “good” for a full year and when a renter leaves in February, they still have access through the remainder of the year. You can turn off a stick, you can turn off a proximity card. Gate guards stop everyone that enters the village that does not have a stick. If we check everyone that has a sticker, there is going to be certain times of the day when traffic will be backed up to the highway.

Amy Busler asked Susan Loucka to bring the Proximity Gate Pass Rules back again after some more work.

Jodey Reisz moved to accept the Beach and Lake Rules as presented with the discussed changes. Motion was seconded by Lee Powell.

Jodey Reisz-Aye	Susan Loucka-Aye
Greg Robinson-Aye	Susan Murray-Aye
Betty Clayton-Aye	Mack Seed-Aye
Lee Powell-Aye	Dave Walters-Aye
Amy Busler-Aye	

#### 4. Web Site Changes-Susan Loucka

Susan Loucka reported we now have ownership of “Christmas Lake Village.com” and are preparing to work at re-constructing our website. We have a test site that we’ve been playing with. My plan is to get the public area up and working, then we will put the members only area into place. “I did not have any takers when it came my request for help with this project, so what you see is going to reflect my ideas until we have other people get on board with their ideas and help.”

#### 5. Fuel Tanks-Amy Busler

I wanted to update the membership that we are waiting for final costs in placing the fuel tanks on the Hanning property. This property was purchased for use as the site of the future Maintenance building. If we are able to locate the tanks on this site, then we would not have to pay to move them in the future.

### **NEW BUSINESS**

### **COMMITTEE REPORTS**

#### 1. Business Planning, Budget and Assessment Committee-Lee Powell

Mack Seed stated that there was no report.

2. Infrastructure Committee-Greg Robinson

Greg Robinson stated that we're going to meet in the near future and begin to target areas in most need of re-surfacing in 2012. We'll be looking at drainage, the Hanning property and the Rec Center.

3. Nominating and Election Supervisory Committee-Jodey Reisz

"I'd like to make an official announcement for candidates for Board members in the upcoming election in June. The election is June 10, 2012. The open nomination deadline is April 21, 2012. If anyone is interested in becoming a member of the Board, please contact the office and they will provide you with the necessary information."

4. Rules and Regulations Committee-Susan Loucka

Susan Loucka stated that she had previously stated most of her report earlier in the meeting.

5. Personnel Committee-Jodey Reisz

"I have nothing to report."

6. By Laws Committee-Susan Loucka

No Report.

7. Parks and Recreation Committee-Mack Seed

No Report

8. Covenants and Restrictions Committee-Susan Murray

Susan Murray stated that we hope to have the corrections back to us from the attorney next week. "I believe we're going to have to push back some of our previously established dates, but I see no problems in regarding this."

**MEMBER'S FORUM**

Larry Loucka stated that in regards to gate passes, the concept of stopping everyone is unacceptable. "In this country homeowners are allowed access to their homes. Security is not easy. And finally, considering this is 2012, with the technology available, our gate passes do not work."

**ADJOURNMENT**

Lee Powell moved to adjourn. Motion was seconded by Jodey Reisz.

Jodey Reisz-Aye  
Greg Robinson-Aye  
Betty Clayton-Aye  
Lee Powell-Aye  
Amy Busler-Aye

Susan Loucka-Aye  
Susan Murray-Aye  
Mack Seed-Aye  
Dave Walters-Aye

Vote In Favor 9 to 0

Meeting was adjourned at 7:13 PM.

Respectfully submitted,  
Al Bauer  
Property Manager/Secretary  
Christmas Lake Village Board of Directors.