

Christmas Lake Village  
Board of Directors  
02/09/2012

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, Mack Seed, Lee Powell, Dave Walters and Betty Clayton. Susan Murray was absent.

There were approximately 10 Association Members in attendance.

**READING OF MINUTES**

Lee Powell made a motion to approve the minutes of the following minutes 01/12/12 Regular Monthly Board Meeting. Jodey Reisz seconded the motion.

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

Vote in Favor 8 to 0

Mack Seed made a motion to approve the minutes of the 01/25/12 Special Meeting on the location of the new fuel tanks. Dave Walters seconded the motion.

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

Vote in Favor 8 to 0

**TREASURER'S REPORT-Mack Seed**

Treasurer Mack Seed reported that for the month ending January 31, 2012:

Current Income was :	\$ 496,032.00
Expenses to date:	\$ 35,014.00
Monies on Hand were:	\$ 843,242.62

Treasurer Seed reported that monies on hand have increased approximately \$57,000 from a year ago at this time.

Dave Walters made a motion to accept as the Treasurer's Report. Lee Powell seconded.

Jodey Reisz-Aye  
Greg Robinson-Aye  
Susan Loucka-Aye  
Lee Powell-Aye

Mack Seed-Aye  
Amy Busler-Aye  
Betty Clayton-Aye  
Dave Walters-Aye

Vote In Favor 8 to 0

**MANAGER'S REPORT-AI Bauer**

1. The system to handle traffic through the front gate should no longer be classified as "broke." Last month I reported that there existed vehicles entering the Village through the main gate with owners cards and visitor passes, in addition to the normal short and long range cards and stickers. We have removed the visitor and owners cards from anyone attempting to gain access through the first lane at the main gate. The confusion is over. For those residents who prefer not to reach out and flash a short range card at the scanner, we have made available a 2012 sticker. At the same time, we are no longer accepting stickers with older dates to simply pass without question.
2. Lee Powell is signed up as our Christmas Lake Board representative at the Santa Claus town meeting for February and Amy Busler is on for March.
3. Hassfurther Masonry our of Ferdinand, has begun to excavate the perimeter basement wall and waterproof. They will also pour the new footings, lay the foundation and pour the concrete floor for the expansion. He will work this in according to the weather. We do not want rain. We have disconnected the electricity inside the building and set up temporary power from the adjacent transformer to the south of the building. There will also need to be some plumbing placed under the slab that Hassfurther Masonry will pour. We will winterize the downstairs plumbing as there not be much heat in the building for a time.
4. An excavating contractor has been chosen to build an entrance and level a site on the front of the Hanning property for the placement of the new fuel tank. In addition, bids to provide a landscape barrier along North Melchoir and the east side of the Hanning site are being obtained. Brosmer Land Surveying has provided us with the location of the 50' buffer area for us to place the landscape material. We also plan to install this buffer on lot 188 in the 10<sup>th</sup> subdivision in anticipation of the Kasper Gate becoming a reality. A primary benefit of this landscape buffer is to provide year around privacy (i.e. green), as our intention is to plant pines and/or hollies. There does exist some deciduous trees that are so large they are inhibiting the growth of the younger trees. I

recommend that we remove some of the these trees because they will make installing the green privacy buffer more costly (as the installers attempt to dodge every existing tree). I requested 4 bids from some firms that could remove and sell the large trees and only one firm was interested (It was hinted that working inside the Village comes with too many restrictions). But, they will pay us \$6,500 for the trees they remove. The benefits are:

1. Raise some funds to help pay for the improvements.
2. Make room for some of the evergreen trees that are to be planted.

Property Manager Bauer asked, “Could I have permission from the Board to pursue this activity?”

President Busler stated that she thought it made good sense.

Lee Powell asked how many trees were expected to be cut?

Property Manager Bauer stated that there were 98 good trees and 7 deteriorated or cull trees.

Dave Walters asked if the trees were marked? And if so, we should go out and take a look at them.

Property Manager Bauer passed out a site plan of the proposed landscape buffer for the Hanning property. He stated that from the Special Meeting on the Fuel Tank location, that it was decided that the berm would be screened and the tanks be hidden from view on North Melchoir. Also, lot 186 in Evergreen Subdivision (where the new Kaspar Gate is to be placed) was to be provided with a landscape screen. The total amount of new evergreen trees to be planted was 60.

President Busler asked the Board if they would like to discuss and vote on the proposal this evening or meet at the Hanning property before making a decision?

Mack Seed made a motion that the Board permit the Property Manager to remove the 98 trees and take in the \$6,500 as income and use the funds to pay for the landscape screening for the Hanning property and lot 186 in Evergreen Subdivision. Greg Robinson seconded the motion.

President Busler asked for discussion.

Lee Powell stated that with the removal of the trees the Hanning property would experience vermin, rot and potential erosion. “I thought we said we were just going to shrub where the fuel tanks were to be located. We’re talking about planting a humongous amount of trees that we didn’t discuss. How much would it cost to purchase and install the new trees?”

Property Manager Bauer stated that the trees would cost \$30 per tree and the cost to install approximately \$1,000. There would also be costs involved in cleaning up after the trees were removed, but it appears that the \$6,500 received for the Hanning trees would pay for the installation of the landscape screen and straightening up any ruts left from the tree removal.

Lee Powell stated that he thought we should just screen the fuel tanks and anything outside the scope of that project was not previously talked about.

Mack Seed requested a vote be taken.

Betty Clayton stated that the Board did discuss landscaping the berm. It was to be the area where mulch and extra dirt would be stored. Currently the Village has areas where these materials are not hidden or screened and she believed the plan was that these materials were to be moved to the Hanning site.

Lee Powell suggested that currently silt runoff is coming from the Hanning property and draining into Christmas Lake.

Jodey Reisz disagreed with Mr. Powell and stated that the muddy runoff was coming from a farmer's field immediately to the north of the Hanning site. She agreed that we already discussed landscaping the berm so that it would look better from the Marina.

Greg Robinson stated that for some time the Infrastructure Committee has been requesting a designated place (i.e. the Hanning property) to use to relieve the eyesores of mounds of mulch and extra dirt from sitting in various locations throughout the Village. Every time we try to provide our property owners some relief, we get "shot down."

President Busler stated that it appeared the Village would "make money" on this project. The cost of purchasing new trees, planting them and providing erosion control for the Hanning site would be less than the \$6,500 the Village would receive for the trees.

Jodey Reisz stated that she believed we have more than 98 trees on the 10 acre Hanning property, so she doubted that we would be scalping the land. I like the idea that we could pay for our screening by selling a small percentage of our trees. But, I can't visualize what this would look like afterwards. I believe it is the Board's responsibility to forecast several years down the road and make good decisions. I need someone to show me what it's going to look like.

Jeff Stillman commented "if you're just cutting down the trees and leaving the stumps, then there is no erosion problem, because it's the roots and stumps that keep the soil in place. You're not going to have to seed. This idea of cutting the trees down and selling them is not a new idea. It was part of the discussion when we talking about buying the Hanning property as a means for developing this site into the new

maintenance area. This has already been discussed by previous Boards and approved as a means of reducing the cost of improving the Hanning site.

President Busler called for the vote to be taken.

Jodey Reisz-No	Mack Seed-Aye
Greg Robinson-Aye	Amy Busler-Aye
Susan Loucka-Yes	Betty Clayton-No
Lee Powell-No	Dave Walters-No

Vote ended in “No Action” 4 to 4.

5. “Again I’d like to bring up the issue of traffic. We continue to see vehicles travelling too fast on Balthazar, especially near the Mistletoe Drive intersection. I have done some research which looked at signage, but experts tell me after a while they blend into the scenery and drivers begin to ignore them. The item that I’d like to try in conjunction with a sign would be rumble strips. This is a plastic strip that measures 4” X ¼” placed in sets 10’, 5’ or 18” apart and they make a noise inside each vehicle that passes over them. This noise is supposed to alert drivers that an unusual driving situation is coming up and they should be aware and slow down for whatever that situation is. A 50’ roll of this material costs \$282. The experts recommend that 10 strips be placed as a set. Therefore, 1 set would use 2 rolls, costing us \$564. Would you allow me to try this out?”

Several members of the Board agreed that this could be a part of the solution to traffic concerns in several Village areas.

6. “I need some guidance on whether the Board would approve a canopy or roof over an existing boat dock. I have his sketch of his plans and would like some guidance as to what else you would like to see (if anything) for approval.”

## **ACTION ITEMS**

## **OLD BUSINESS REPORT**

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

Susan Loucka passed out the most recently revised rules for entering and exiting the Village. The major changes from the rules that were presented last month are as follows:

- Contract Sale buyers are to be treated as property owners (i.e. 2 proximity passes will be given per lot and no refund upon any return).
- Rental residents may also be issued Close Reach proximity passes with a \$50 per pass deposit. Upon the return of the pass in good condition, a refund of \$25 per card will be given.

- The left lane at the main gate is for proximity passes only.
- If you pass through the right lane at the main gate, you will be stopped, unless you have a current sticker.
- If a resident chooses to use the right hand lane, there is a possibility of a wait as the left lane is given priority to leave from the gate.
- Christmas Lake Properties owns the cards and has the right to govern their use.

Jodey Reisz made a motion to approve the Proximity Gate Pass Rules revised 2/9/2012. Dave Walters seconded the motion.

President Busler asked how the record keeping of offenses was going to be performed?

Susan Loucka explained that Julie Benningfield was able to track offenses using her calendar software program.

Jodey Reisz-Aye  
 Greg Robinson-Aye  
 Susan Loucka-Aye  
 Lee Powell-Aye

Betty Clayton-Aye  
 Amy Busler-Aye  
 Mack Seed-Aye  
 Dave Walters-Aye

Vote in Favor 8 to 0

**NEW BUSINESS**

1. Entranceway to Christmas Lake-Amy Busler

President Busler stated that the letters that form the entrance sign had been painted and re-installed. She added that they looked great and hopes everyone appreciates this sprucing up.

2. Bids Being Sought for the Rec Center Project-Amy Busler

President Busler stated that bids were being sought for some of the major work that is being done on the Rec Center. “ If anyone knows a skilled construction worker that is capable of performing a specific task as it would relate to the Rec Center project, please get in touch with the Property Manager, Al Bauer at the office.”

**COMMITTEE REPORTS**

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

No report.

2. Infrastructure Committee-Greg Robinson

Greg Robinson stated that we're going to meet February 16, at 4:00 PM. The purpose of meeting will be 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 her committee would be meeting to review the necessity of the "Renter Rules." She passed a copy of the current rules out to the Directors to review and be prepared to discuss at next month's meeting.

5. Personnel Committee-Jodey Reisz

"We still have a position for the Lake Patrol open. If you are interested in this position, please make sure that Al (Property Manager) gets your application. We're going to be making a decision pretty soon so that the new person can have a chance to work with Captain Bob."

6. By Laws Committee-Susan Loucka

No Report.

7. Parks and Recreation Committee-Mack Seed

No Report

8. Covenants and Restrictions Committee-Susan Murray

No Report

**MEMBER'S FORUM**

Jeff Stillman asked for an update on the website.

Susan Loucka stated that she has been having trouble with her eyes. "We will have something up shortly and if I can't do it I'll get someone. I'm hoping by next month that we'll have at least the beginnings up and running. The members' area we may have to add a little bit later."

Charlene Hess, who resides on Donder Way, stated that she wanted to express her appreciation to the Board for several items, “ including the giving of their time and energy for the residents of the Village, trying to improve our facilities and making it a great place to live.

1. First, thank you for persevering in your efforts to see to the razing of the “burned down” house. A new home is already under construction, which is a fantastic improvement. It helps our environment and our property values, and I really appreciate it.
2. I also want to thank you for having the trees cut down that were a danger to passing vehicles as well as pedestrians. I really appreciate this for our safety.
3. I appreciate the drainage problem at the intersection of Prancer and Blitzen corrected. We pay more monies every year in assessment fees and realize that water running over the top of our roads adds to the expense of maintaining them. This problem has been taken care of and we really appreciate that.

So again, thank you for all the time and effort you have given to us.”

### **ADJOURNMENT**

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

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

Susan Loucka-Aye  
Amy Busler-Aye  
Mack Seed-Aye  
Dave Walters-Aye

Vote In Favor 8 to 0

Meeting was adjourned at 7:03 PM.

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