

Christmas Lake Village
Board of Directors
05/10/2012

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. There were approximately 40 Association members in attendance.

Directors present were Amy Busler, Mack Seed, Lee Powell, Susan Murray, Greg Robinson, Susan Loucka, Dave Walters and Betty Clayton. Jodey Reisz, was absent.

READING OF MINUTES

Lee Powell made a motion to approve the following minutes:

- 4/12/12 Regular monthly Board of Directors Meeting
- 3/08/12 Executive Meeting
- 4/26/12 Executive Meeting

Mack Seed seconded the motion.

Betty Clayton-Aye
Amy Busler-Aye
Mack Seed-Aye
Susan Loucka-Aye

Lee Powell-Aye
Susan Murray-Aye
Greg Robinson-Aye
Dave Walters-Aye

Vote in Favor 8 to 0

TREASURER'S REPORT-Mack Seed

Treasurer Mack Seed reported that for the month ending April 30, 2012:

Current Income was :	\$ 689,441
Expenses to date:	\$ 179,105
Monies on Hand were:	\$ 871,762.95

Susan Loucka made a motion to accept as the Treasurer's Report. Dave Walters seconded.

Betty Clayton-Aye
Amy Busler-Aye
Mack Seed-Aye
Susan Loucka-Aye

Lee Powell-Aye
Susan Murray-Aye
Greg Robinson-Aye
Dave Walters-Aye

Vote in Favor 8 to 0

DELINQUENCY REPORT-AI Bauer

Manager Bauer indicated that the \$136,051 in uncollected 2012 assessment indicated that a significant number of owners did select the 2-paymant plan option, therefore, this number should not be considered a concern at this time. This represents a decline in uncollected 2012 assessments of \$16,682 from the prior month.

MANAGER'S REPORT-AI Bauer

- The maintenance building fuel tank liability is closed. Pictures are being passed around of the new tanks. They have been placed 50' from the closest building and as we found out from our insurance carrier, 10' from a building is their requirement. I enclosed a copy of the email from Ben Schultheis (our insurance agent) giving us those limits.
- The lakes have been tested for bacteria that might be dangerous to swimmers. The results were performed by a company headquartered in Louisville, KY, but the actual testing was performed at their Evansville branch. The results show our lakes are safe for swimming.
- Update on Rec Center is that it will be available to rent by the end of next week (or May 17, 2012). I'll pass around the latest pictures, but what we have left is a small amount of plumbing to complete and the utilities to be turned back on by Vectren.
- Last month the issue of Certificates of Membership came up. The by-laws state that a property owner is entitled to one if he (she) is an owner in "good standing." The President directed me to design a new certificate and mail them to whoever requests one. I have included an example in your packet this evening. If this meets your approval, I assume you would direct me to issue these to any member who requests one.
- I have a request for construction permits of 2 new homes as well as a yard barn. Please review and sign the applications for permits before you leave this evening.
- I have met with Tim Ziglar of JBI Construction, the concrete contractor chosen by the general contractor of town of Santa Claus for the Kasper Drive project. I could report more on this project, but I would be happy to allow the chair of the special sub-committee to make a report.
- The Garden Club had their annual geranium sale. In addition, we have newly mulched gardens at the Village entrance. Even though the Board approved the \$500 for the mulch, it was the Garden Club's effort in distributing it in our various gardens. We are grateful for the hard work.
- The maintenance guys have completed the moving of dirt and mulch which had been located at various locations within the Village. They are now at one central location, the Hanning property.

- I have received an independent inspection of our new boat from Hall Marine of Owensboro, KY. I've submitted to you their written comments and the results of the tests they performed. The report stated that the boat and motor have passed the basic operational tests and appears to be sound. It would be my intention to release the check for payment for our new lake patrol boat (\$2,500 + sales tax).
- I received an email from a resident stating that Indiana has a state law regarding fencing (or locked covers) around swimming pools. We do not have any rules and regulations regarding this law.

President Busler stated that she did not believe that the Village needs to adopt any rules that are already covered by state law.

Dave Walters stated that state laws “trump” any Christmas Lake Village laws.

- I have corresponded with two professional web design firms. How would you like me to proceed, as there are specific design issues that need to be clarified?

ACTION ITEMS

OLD BUSINESS REPORT

NEW BUSINESS

Old Lake Patrol Boat Sale-Amy Busler

President Busler stated the Association now has a used Lake Patrol boat which can be sold. The question is how to give an equal opportunity to all property owners to purchase the boat, if that was their desire.

Lee Powell suggested that a sign be placed on the marquis stating that the old Lake Patrol boat is for sale. The Board will accept sealed bids on the boat. The bids will be opened at next month's meeting, which happens to be the annual meeting for the election of 3 new Directors.

Mack Seed made the motion that the sign be placed on the marquis indicating that the old Lake Patrol boat is for sale and bids will be opened at next month's meeting. Dave Walters seconded the motion.

Betty Clayton-Aye
 Amy Busler-Aye
 Mack Seed-Aye
 Susan Loucka-Aye

Lee Powell-Aye
 Susan Murray-Aye
 Greg Robinson-Aye
 Dave Walters-Aye

Vote in Favor 8 to 0

2012 Yard Sale Date- Amy Busler

President Busler stated that every year the date of the annual Yard Sale is voted on and discussed. This year the date that we have in mind is September 15, 2012. Is there any discussion? Is everyone in approval of that date?

Greg Robinson made a motion that the Christmas Lake 2012 Yard Sale date be established as September 15, 2012. There will once again be a \$5 charge to every owner who participates which helps defray the cost of security and advertising. Maps will be available at the Gate House prior to the Yard Sale for \$1. Lee Powell seconded the motion.

Betty Clayton-Aye
Amy Busler-Aye
Mack Seed-Aye
Susan Loucka-Aye

Lee Powell-Aye
Susan Murray-Aye
Greg Robinson-Aye
Dave Walters-Aye

Vote in Favor 8 to 0

COMMITTEE REPORTS

1. Business Planning, Budget and Assessment Committee-Lee Powell
No report.
2. Infrastructure Committee-Greg Robinson

Greg Robinson stated the committee met and established the roads to be a part of the bidding process for the 2012 road project. The road that was agreed to be the highest priority was South Prancer Drive, from Kaspar Drive to the Rec Center. This may also call for paving to extend 20'-30' up Vixen Lane. This represents approximately 0.5 of a mile. "Previously we paved a portion of Pine Drive, we'd like to complete the rest of it. This is 0.4 of a mile, but due to the extreme deterioration of this road, this will probably come back in "bid form" as very expensive."

"We talked about Balthazar and determined that is was holding up pretty good , but was now seven years since anything was done to it. We want to patch bad areas and pot holes here. We also want to look at Sled Run starting at Donder (which is about 0.3 of a mile) and Tinsel starting at Balthazar (which is approximately 0.6 of a mile). We are also looking at Angel Lane, from Tinsel to Star. If we can't do the entire street (approximately 0.2 of a mile), we would like to do something about the large bump in Angel Lane."

Larry Loucka inquired if the committee had looked into the rubberized asphalt?

Greg Robinson stated that they had as well as looked in to the possibility of using a “chip and seal” process. “Either method requires a different “subgrade base,” but we are analyzing how to get the “biggest bang for our buck” on our paving. As a rule of thumb, one may guess that one mile of new paving costs \$100,000.”

3. Nominating and Election Supervisory Committee-Jodey Reisz

President Busler stated that Jodey Reisz worked hard in preparation for the upcoming election. “All of the ballots have now been mailed out. If you have not received one yet, wait a few days and then make an inquiry at the Christmas Lake Business Office.”

4. Rules and Regulations Committee-Susan Loucka

Susan Loucka stated that she had one item that has come up in regards to the gate cards. “We suspect that there are visitors entering the Village with cards that are not registered in their name. When we do pinpoint whose card they are using, we haven’t decided whether to turn that one specific card off, or turn off all the cards associated with the property owner who is in violation. This is a direct violation of the card rules. So please be thinking how the Board wishes to handle this scenario.”

5. Personnel Committee-Jodey Reisz

President Busler stated that Jodey Reisz informed her that she had nothing new to report on at this time.

6. By Laws Committee-Susan Loucka

Susan Loucka had nothing new to report.

7. Parks and Recreation Committee-Mack Seed

Mack Seed reminded the Directors that last month they had been approached by Leslie Rightmire with the idea of a group of Village parents (coordinated by Ms. Rightmire) offering bi-monthly kids’ events at Holly Park this summer.

Property Manager Bauer reported that he had received an email from Ms. Rightmire that she remained committed to providing supervision for games like flashlight tag and water balloon tosses along with offering food like hot dogs and smores. She was also seeking parents as volunteers.

President Busler stated that the Board had discussed this before and believed this was a good idea for building community within the Village. “It would not be a CLV sponsored event, but I believe we should help in any way we can.

Jerry Cunningham asked if this was a liability issue for Christmas Lake Village?

President Busler stated that the main liability stood with the providers of the event, the same way that when a member rents the Rec Center, the renter is responsible for the behavior of their guests.

Greg Robinson stated that the park belonged to the residents.

(Changing subjects) Jerry Cunningham stated that he has noticed a pool on Melchior that does not have a fence. "What is CLV's responsibility on this issue?"

President Busler stated that if the Property Manager notices a violation (of state law) that he should write and notify the owner that they may be in violation of the state law concerning swimming pools. If the owner chooses to ignore the notice, then a call to the local building inspector should settle the issue.

8. Covenants and Restrictions Committee-Susan Murray

Susan Murray stated that at 11:00 AM today, I received the final version of the new proposed restrictions and covenants. "I haven't had time to review it, but as soon as I do, I'll forward a copy to each of you (Directors) for your review and then go forward with it.

MEMBER'S FORUM

Kendall Thompson introduced himself to the Board and Association members and is running for the position of director in this year's CLV annual meeting. He moved to Melchior Drive South with his wife and their son Zane in January 2010. He stated that he wanted to bring his management experience to the CLV Board to help the Village develop an innovative future that keeps the character of the community intact. He currently heads up the Lincoln Boyhood National Memorial.

Wes Carter stated that a couple of months ago, Bob East submitted some proposed changes in the Lake Rules. "Today, three boats went by with no stickers and nothing is ever done. Bob East was good at checking. I have one problem with the lake rules right now and that is that you can catch as many bass as you want over 10 inches. One boat went by in April and he had over 150 bass in that boat. You can build a little house down there at the Marina and have a full-time security person/lake patrol guy. Start him in March and be done in October. Something needs to be done about March and April because we lost a ton of fish. We're lucky this year because nothing went over the dam. A lot of trucks that sit down at the Marina do not have Christmas Lake stickers on them. Every vehicle that comes in this place should have a Christmas Lake sticker on it, except the

visitors. There are some members who buy an inexpensive lot in here for the sole purpose of using it as a country club and catch all the fish they want. Those rules that I spoke of have limits on the amount of fish you can take out of here on a given day. At Indiana State Parks, you have a game and fish warden that will check boats for the fish that are being taken from the lake. And when (a CLV lake patrol person) catches a boat breaking the rule, they should be banned. You have an asset here with respect to the lakes and the gates. Without them, you'd be a normal big subdivision. As of now you're allowed to build a 1,200 square foot house. That should never happen. There should never be a house built in here under \$200,000. But you have to change the rules. Pat Winchell (the new Lake Patrol Officer) is a really good guy. Some people make a full time job of fishing off Christmas Lake. Why hasn't he started yet?"

President Busler stated that under the Personnel Committee chaired by Jodey Reisz, the Lake Patrol Officer does not start until May and is done at Labor Day.

Greg Robinson stated that this year has started off unusually warm, making March and April good for fishing. It's possible that we may need to budget for a Lake Patrol Officer when we experience unusually warm weather in the early months of the year.

President Busler stated that we needed to applaud Bob East because he went well beyond the job, but give Pat Winchell a chance.

Larry Loucka stated that when he says the main entry gate does not work, he means that it does meet the owners expectations. "As we just heard, it doesn't take much effort to get past the front gate or get in the back gate and go fishing. A couple of months ago I suggested that manual control be given to the guards over the middle gate. This would allow the guards to keep individuals with boats from using cards and enter the village without a sticker.

Mack Seed stated that he thought that the Board had previously discussed the idea of opening the center gate for members (if they had current stickers), but decided that it was not a good idea.

Larry Loucka stated he understands that a large investment has been made by the Village in the card scanning equipment and that even though it was now a mistake they would continue to use it to justify the expenditure.

Greg Robinson stated that as he remembered the past discussions it was determined that the guards should be making their inquiries that concentrated on the people coming through the first lane.

Dave Walters added that the cards had made it quicker to enter the Village for him, whereas previously he had to wait a substantial period of time to gain entrance.

Larry Loucka (on a different subject) stated that he was glad to see the Board support Ms. Rightmire.

Larry Loucka (on a different subject) stated that we have lost the use of “the high diving board” as well as the key box service maintained at the guard house. “Instead of taking services away, we should be adding services.”

President Busler stated that she wanted to thank Property Manager Bauer on completing the renovation made to the Rec Center. “By his organizing or general contracting it, I believe he has saved us a lot of money. I believe we’ll see more successes like this next year and I would like to extend my appreciation to all of you who attended this evening.”

ADJOURNMENT

Lee Powell made the motion to adjourn. Greg Robinson seconded the motion.

Betty Clayton-Aye
Amy Busler-Aye
Mack Seed-Aye
Susan Loucka-Aye

Lee Powell-Aye
Susan Murray-Aye
Greg Robinson-Aye
Dave Walters-Aye

Vote in Favor 8 to 0

Meeting was adjourned at 7:45 PM.

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