

Christmas Lake Village  
Board of Directors  
07/12/2012  
(Pending Approval at the 08/09/2012 Meeting)

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 20 Association members in attendance.

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

**READING OF MINUTES**

Dave Walters made a motion to approve the following minutes:

- 6/21/12 Executive Meeting
- 6/10/12 Executive Organizational Meeting
- 5/24/12 Special Meeting on the Rec Center
- 5/24/12 Executive Meeting
- 5/10/12 Monthly Board of Directors

Jodie Reisz seconded the motion.

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

Mark Evans-Aye  
Brian Greulich-Aye  
Kendell Thompson-Aye  
Jodey Reisz-Aye

Vote in Favor 8 to 0

**TREASURER'S REPORT-Mack Seed**

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

Current Income was :	\$ 723,475
Expenses to date:	\$ 280,733
Monies on Hand were:	\$ 725,035

Treasurer Seed stated that, "We will not be receiving a lot more income for the remainder of the year. The monies on hand has dropped \$146,727 in the last two months. Any questions?"

Susan Loucka made a motion to accept as the Treasurer's Report. Kendell Thompson seconded.

Amy Busler-Aye

Mark Evans-Aye

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

Brian Greulich-Aye  
Kendell Thompson-Aye  
Jodey Reisz-Aye

Vote in Favor 8 to 0

**DELINQUENCY REPORT-AI Bauer**

Manager Bauer indicated that the \$115,539 in uncollected 2012 assessment indicated that a significant number of owners did select the 2-payment plan option. This represents a decline in uncollected 2012 assessments of \$20,512 from the May, 2012.

**MANAGER'S REPORT-AI Bauer**

- The Village should say a big “thank you” to Shirley Blazey for the ribbons she decorated our front and back entrances.
- As our maintenance crew was “sprucing up” the fencing that wraps the front of the Rec Center property, we noticed that the gate needed touching up. But then the question we asked ourselves is why do we need a gate at the Rec Center? According to Dan Lautner, we used to not have one.

Don Vogel stated that years ago, there were problems with some individuals driving their vehicles down onto the beach from the Rec Center’s “lower parking lot.”

Mack Seed stated that if CLV was to keep the gate, it would follow that we would need to pay staff to lock it each night. “At this time, we don’t need the additional expense.”

Brian Greulich inquired if CLV had cameras covering the front parking lot?

Susan Loucka stated that three security cameras were giving the guards a view of the activity at the Rec Center. One in front and two in the rear, where the beach activity can be monitored.

Mack Seed made a motion to remove the gate.

Brian Greulich seconded the motion.

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

Mark Evans-Aye  
Brian Greulich-Aye  
Kendell Thompson-Aye  
Jodey Reisz-Aye

Vote in Favor 8 to 0

- We continue to experience periods of vandalism. I have received emails or phone messages from Mr. Carl Working, Herman Sauders, Terry Kinney and Rhonda Field detailing what they are experiencing. I can't stress enough the importance of neighbors watching out for each other. Mr. Working would like the new Directors to be aware that he feels that the current covenants and restrictions are not being fully enforced. "I can say that when I am made aware of potential violations, I check each and every one. But the process from warning, to fines and then to our attorney is a long costly one. But it's what I have to work with."
- Along with this same subject matter (i.e. vandalism), a resident of the Village met with me in my office to suggest the following idea. He suggested that the owners' assessment be reduced by 50% for any resident who purchases a surveillance system. Unfortunately, he and his family were going "out of town" and he could not attend tonight's meeting. If any Director wishes to make a motion along the lines of this resident's request, I will delay the remainder of my report until this process has been completed.
- I have met with Drew Flamion, an engineer from the firm Commonwealth Engineers. This is the company we have used for at least the last 2 dam inspections (which includes studying all three lakes). Maintenance has already been suggested by Mr. Flamion and we are scheduling it ASAP. We're fortunate to have some consistency out of our inspecting firm (prior knowledge is a big help) as Mr. Flamion was the inspecting engineer in 2008.
- During the last week of June, the business office placed on the marquee that access cards were going to be turned off if unpaid assessments were not paid. In the 2 weeks that followed, the office received over \$15,000 in 2012 assessments from owners who had paid nothing so far this year. An additional \$5,000 was received from owners who had selected the 2-payment plan. We were not going to shut down the 2-payment plan owners because they were not considered late. In spite of this successful "collection" effort, we mistakenly shut off cards to two owners who were current and in "good standing." We apologized and asked our current card access vendor Sonitrol to turn them back on ASAP. This is a minimum 24 hour process as it involves us to email a list of card numbers to our vendor. And then we wait and have no idea of the process Sonitrol uses to schedule turning cards off and on. My final comment is that if we had control of turning on or off cards at our office, we could give better customer service, which is our goal.
- What does the Board want us to remove from the lake if it is not deemed a hazard to boaters? Previously the Maintenance crew has left branches because fishermen believe it adds to the habitat friendly environment of the fish. But now, with the water down, the channels are extremely low in the fingers and a few items have showed up but are not floating. How much of an effort do you want us to make in removing these types of objects?

Kendell Thompson suggested that if there was no “easy” way to remove a barrel from the lake bottom, then marking the barrel to warn boaters may be in order.

Brian Greulich suggested that our own boat patrol officer may be able to be a part of that effort.

President Busler inquired if the golf course was a major contributor to the lake level?

Don Vogel stated that studies have shown that the amount of water used to irrigate the golf course represents a minor percentage (5%) when compared to evaporation (95%) in examining the water level decline in our lake.

- I have a request for construction of several yard barns and one garage addition. Please review and sign the applications for permits before you leave this evening.

## **ACTION ITEMS**

### **2012 Road Paving Bid Award-Al Bauer**

Property Manager Bauer stated that the chairman of the Infrastructure committee would normally bring this request to the Board, but this was the first Board Meeting for Mr. Evans, the Infrastructure Chairman and this recommendation was coming from a April, 2012 meeting of this committee.

The recommended roads to be paved in 2012 were South Prancer Drive from the Kasper Drive to the Rec Center, and the completion of the Pine Drive that was not paved in previously. Those two projects represent nearly one mile of roadway. The budget for 2012 is \$130,000. “I’d like approval to do these two roads and give the Infrastructure committee the ability to determine which other road repairs (that require digging out and patching) up to the approved \$130,000. J.H. Rudolph is the low bidder.” Areas that are on the repair list include Angel Lane, an area that surrounds the back gate, and a pothole on South Melchior. There will be more added to the list, but these are ones that the committee knows of at this time.

Future road paving that has been identified include Sled Run from Donder to Melchior West, Tinsel Circle, the other end of Mistletoe Drive (from Candy Cane back to Balthazar), and Shepherd’s Lane.

Dave Walters made a motion to approve J.H.Rudolph as the 2012 paving contractor and approve the roads as presented by Property Manager Bauer, allowing the Infrastructure committee, Mr. Dan Lautner and Property Manager Bauer to identify the more expensive (in terms of square footage area) smaller repairs up to the 2012 budget amount. Susan Loucka seconded the motion.

Susan Loucka inquired if the committee had investigated the “new” type of asphalt paving that included “bits” of re-cycled rubber included in the mix.

Property Manager Bauer stated that due to the lack of test sites in Indiana and that so little information as to the improvement of longevity of the product, that neither bidding vendor brought the subject up. In the past, when there is a “better bang for the buck” product that fits our needs in the village, the vendors never hesitate to also present bids for that product.

In addition, the Property Manager inquired of the paving contractors as to whether “chip and seal” (a lesser expensive type of paving product) was appropriate in the Village. Both contractors were against this type of product (which is used on some local county highways) due to the amount of pedestrian/bicycle traffic and the residual asphalt that would be tracked on to everyone’s driveways and garage floors.

President Busler called for the vote.

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

Mark Evans-Aye  
Brian Greulich-Aye  
Kendell Thompson-Aye  
Jodey Reisz-Aye

Vote in Favor 8 to 0

### **Website Design-Susan Loucka**

Susan Loucka inquired whether or not an “official” Committee had been formed and if any action by the Board to establish it was necessary.

President Busler stated that the Directors had resolved to create this Committee and Susan Loucka was once again the chairperson of the committee. Others also serving would be Kendell Thompson, Brian Greulich, Mark Evans, Dave Walters and Joel Cosby (a professional web designer who resides in the Village). Furthermore, our goal is to get the minutes up as soon as possible.

Susan Loucka stated that the committee had met and Joel Cosby analyzed the requirements that the prior Directors were looking for in a website and he was of the opinion that this would cost at least \$10,000. In lieu of this, Mr. Cosby agreed to donate his time to create the website framework (if other committee members would supply some of the content such as minutes, rules and regulations, etc...)for free.

Susan Loucka stated that she had “put up” a website for the members which will serve the Village temporarily while the new upgraded site is completed. Members can go there for minutes and bylaws and other rules which were available on the old site. The new site will have more privacy for its members as each lot will have its own private login name. “From there we hope to be able to allow our member access to their account with CLV and activities that are member specific.”

Jodey Reisz stated that she had missed the meeting where we interviewed two website designers. “What were the results from that meeting.”

Dave Walters stated that Jon Goldsberry presented a proposal to get CLV up and running with a “basic” website for a couple thousand dollars.

Susan Loucka added that the other items which the Directors had expressed they wanted to include in a new website design were not priced by Mr. Goldsberry and were listed as “to be determined at a later date.”

Dave Walters stated that there existed a consensus among the committee member that we should give Mr. Cosby a go of it. “Joel is giving us the Christmas tree and all we have to do is decorate it.”

Mark Evans stated that, “We would be nuts not to turn him (Joel Cosby) loose for \$10 a month and \$50 a year. The guy has the talent and wherewithal to put this together for us, and, he’s volunteered!”

Susan Loucka explained that this will be a site owned by Christmas Lake Village and maintained by its staff.

Don Vogel commented that there has always existed a need to have a CLV website that was accessible with a “members only” section. “There are items that just shouldn’t be available for the general public to see. We need to become more marketing oriented and attempt to “sell” the advantages of living in Christmas Lake Village, a non-members area can help us promote our community as well as being more efficient at providing community services as our classified ads and our events calendar areas performed for us.”

## **OLD BUSINESS REPORT**

### **Kasper Gate Sub-Committee-Al Bauer**

Property Manager Bauer stated that earth moving has commenced on the Kasper Gate project. “Even though one could consider this a single project in which both the Town of Santa Claus and Christmas Lake Village are jointly building a new access road, there exist some items that a solely CLV expenses (i.e. the gate area). So, in order to keep pace with the town’s schedule for paving, the Village needs to have its gate vendor issue resolved and ready to be put in place.

We have received bids from our current access vendor (Sonitrol) as well as another access vendor known as All American Locksmith. The pricing submitted by the two vendors is virtually identical. However, the All American Locksmith proposal has advantages over Sonitrol.

First, to our customers or property owners, a change in vendors would not necessitate a second access card designated for the Kasper Gate. Their current card will be operable at all three gates, even using a different vendor at Kasper Gate.

Secondly, All American Locksmith (AAL) would allow us to control the turning off and on access cards from our own office, or in other words, instant access controlled by the CLV business office. Currently, turning off and on cards is a 2-5 day turnaround with Sonitrol.

Finally, there would be no monthly maintenance fee paid to AAL as there is with Sonitrol while the price of the equipment is virtually the same. AAL does provide product warranties that are included in their proposal. The Kasper Gate will be operational if the internet service goes down (a problem we've experienced at our back gate) and will work for an extended time even if electricity service goes down.

Another issue is whether we need property owners to use their cards to exit the Village. "I am recommending that CLV use a "loop system" which would detect when a vehicle stops at the exit gate. The gate would then open, allowing the vehicle to exit. The arm would then come back down as soon as the vehicle has left. Why are we concerned who leaves? Our main concern is with vehicles entering the village. We would still have cameras viewing entering and exiting cars, but only upon entering would a card be necessary."

Jodey Reisz made a motion to accept the proposal of All American Locksmith (using their access equipment and cameras at the Kasper gate). Mark Evans seconded the motion.

Another difference in the planned Kasper gate design is that there will be not "guard shack" to house the access equipment. These controls will be located in a 48" X 36" X 12" environmentally protected exterior weather protected box located adjacent to the exit. This means that the island housing the gates will be only three feet wide. Lights and cameras will be located at the front and rear of the island focusing on the vehicles as they move through the gate system. If the no-card exit works well, we'll convert the rear gate to this system. Of course the front gate does not have a card exit system in its design. Vehicles have been leaving the Village through the front gate like this for quite some time.

Mark Evans suggested that he preferred to use a larger card scanner than the one in current use at the back gate.

President Busler stated that it was her understanding that AAL was the current security and access vendor for the Vanderburgh County Civic Center, the Vanderburgh County Jail and the new Ford Center.

Don Vogel voiced his concern that using a card to exit the community would give us more security.

Kendell Thompson stated that if a problem arose due to not having cards to exit, “it would be viewed on the CLV security cameras and the Property Manager could correct the situation. There will be a tremendous convenience for the owners living in the Village to not use a card upon exiting.”

Jerry Cunningham stated that anyone who tried to bypass the “exit lane process” is going to have his or her picture taken. Upon identification of the rule breaker, the Property Manager can deal with him. “And I’m all for a new company.”

Brian Greulich stated that there would be no new cards needed with the new vendor.

Property Manager Bauer agreed.

Don Vogel reminded everyone that Sonitrol “sold us” that we would have more control over our security system on site. It seems that has not been the case.

President Busler called for the vote.

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

Mark Evans-Aye  
Brian Greulich-Aye  
Kendell Thompson-Aye  
Jodey Reisz-Aye

Vote in Favor 8 to 0

### **Lake Dredging-Amy Busler**

President Busler stated that she was fully behind some type of lake dredging operation, whether it meant the entire lake or even just some of the troublesome lake fingers. Even though it represents a large amount of money, “I feel we must do something about our lake. I’ve heard it’s been 20+ years since it’s been done. Fishermen and boaters have all expressed an interest in the project.”

Property Manager Bauer stated that he had searched on the internet for additional vendors that might have services that would be appropriate for the Village. “I attempted to contact eight different firms, but only one responded. They were “Encore Dredging.” They’ve actually been contacted by the Village previously.

The process they use to perform dredging is very similar to the one described last fall by Christian Decker of Industrial Environmental. The greatest amount of silt is in the lake fingers and is “sucked out” by their equipment and pumped into a bag that retains the solids or dirt and allows the water to run away and return to the lake. It takes approximately 4-6 weeks for the material in the bags to dry out and then it can be transported or graded if it has been placed in an area in need of raising.

The results of my contact with Encore Dredging showed that to dredge the two western most fingers that run adjacent to Prance Drive in Reindeer Subdivision, the location of the Rec Center and marina area of the big lake (the largest troublesome areas) Industrial Environmental would run approximately \$155,000 and Encore Dredging would run \$204,000. Neither firm reviewed the eastern fingers or area of Christmas Lake, but Industrial Environmental did not believe that their firm's testing showed that area to be in as bad a shape as the western edge. Neither one of these firms would dig the lake deeper, but they would remove the silt that has migrated into the lake from new home construction of many years ago.

Jodey Reisz stated that she doubted if the Village had the funds available to authorize this work today (and still keep a respectable reserves). "Also, it seems the ideal time to do this would be in December, not during the middle of the boating and fishing season. Have we investigated whether there could exist another community like ours out there that we could share their equipment and do it ourselves?"

Property Manager Bauer stated that previously, the idea had been "tossed around" that we could purchase a used dredging machine. "But from my further investigations, I was told that our staff did not have the expertise to operate this machinery."

Mark Evans stated that a professional firm should do this and we should probably budget the money for this operation every fifteen years.

Don Vogel stated that the current silt issue came from the last home building boom that used up most of the lake frontage lots. "I guess currently the items that are finding their way into the lake are tree leaves. We haven't had to dredge for 30 years and if we have to budget \$160,000 every 30 years, that's probably not a bad investment on most important asset (Christmas Lake)."

Mack Seed stated that everyone had heard the numbers that he gave to the Board as a part of his Treasurer's Report. "I'm all for dredging the lake, but my concern is how much of a "reserve" are we going to try and keep? We have \$725,000 right now. To get through the rest of this year we're going to spend \$443,000. We're also expecting the Kaspar Gate Project to cost about \$80,000. That takes us down to around \$200,000 in reserves. I don't think we've got the money right now unless you want to have a special assessment. I'll pay another \$500 to have the dredge, but I don't think this special assessment will fly with everybody."

Susan Loucka stated that according to the C&R's, the Association is required to carry reserves to make periodic maintenance. "I believe this means that we should be carrying reserves equal to one year (the period) of maintenance. I don't like the idea of seeing us go down to only a couple hundred thousand dollars in reserves."

Kendell Thompson stated that he thought the Kaspar gate was already in the budget.

President Busler stated that this was the terminology used when the Kaspar gate was discussed.

Larry Loucka stated that the Board should be careful when they use the term “earmarking” funds for this project or that. “I could have \$10 in my pocket and earmark it for more than one project and in actuality end up being in debt. If the Kaspar Gate has not gone through the approval process, how are we going to pay for the Kaspar gate?”

Dave Walters stated that \$200,000 is not sufficient reserves.

Jerry Cunningham stated, “You’re committed to put a gate in on Kaspar. If you don’t live up to that commitment you’re going to have an awful lot of people that are disappointed. The Kaspar Gate is a bigger priority than dredging the lake.”

Larry Loucka inquired what year and month the funding of the Kaspar Gate approved by the Board? “I can’t find it.”

Dave Walters stated that he remembered voting specifically on it.

President Busler stated that she would have the staff research the minutes for when the Kaspar Project was approved. “It may have been in a Special Meeting, I can’t remember, but we’ll find it.”

### **Vandalism-Amy Busler**

President Busler stated that she was concerned with the vandalism in the Village. My neighbors down the street had two lights destroyed and I hear about numerous cases all over. “The Board is concerned about it. We all as property owners should be concerned. Please be on the lookout for kids or whoever may be a party to this type of activity. Please don’t turn your heads if you witness any of this behavior. Call me or call the police. There’s nothing more as a Board that we can do. Kids talk at school and if you overhear from any of your own children who may be bragging about, please tell us or better than us, tell the police. I spoke with the Chief of Police, Joey, and they need information on who’s responsible.”

### **NEW BUSINESS**

#### **Rec Center Storage Closet-Mark Evans**

President Busler stated that she didn’t like the idea of having the chair storage area in view in the area behind the kitchen and spoke with Mark Evans about it. “he said, “I’ve got an idea for that and I’ll let him speak at this time.”

Mark Evans stated to add a set of doors at this time would not be cost effective so “we’re going to come up with some kind of curtain to accomplish the task. I’ve found

a way to be in and out of there fairly inexpensive and provide additional privacy, so I'm working on that now."

### **Lake Level-Betty Clayton**

President Busler stated that Betty Clayton was not present this evening, but she was aware that Betty wanted to express her concern about the drought and how it is negatively affecting the boating activities on the Lake.

### **CLV Approved Mailbox-Jodey Reisz**

Jodey Reisz gave a brief history as to why Christmas Lake Village established minimum standards for mailboxes to be used by Village residents. She wanted to "throw out" the idea of providing a means for individuals who are building really expensive homes to "upgrade" their mailbox, if they desire. "Even an owner in a smaller home may desire to upgrade their mailbox. I've brain-stormed with Al (Property Manager Al Bauer) because I'm aware of his background in developing various subdivisions. There are nicer mailboxes available and I think there is a direct correlation with increasing property values (which is a goal of the Board) and property owners upgrading their properties. It could be done fairly easily because there are standards dictated by the post office in regards to location and height of the mailbox, but maybe the enclosure of material that covers the box could be approved by the Architectural Committee. In this case I'm referring to masonry or brick mailboxes. When you drive through nicer subdivisions in other areas you see that their mailboxes appear nicer than the one we've approved here at Christmas Lake. You could use the same brick on the mailbox that is used on the house and in my opinion would look nicer. Again, I don't see where upgrading from the current CLV standard would create a problem."

Mark Evans stated that the one problem he could see is where the boxes are only allowed on one side of the street and the Post Office decides where the boxes go.

Jerry Cunningham said that he agreed that upgraded mailboxes may be a good idea, but "you better talk to the Postmaster."

Property Manager Bauer stated that masonry or brick mailboxes are nothing more than boxes that have been approved by the U.S. Post Office and then incorporated into a larger structure made of brick. There are various designs, some including flower planters on the sides of the structure. "I'm sure we could come up with standards or rules for masonry mailboxes, if that's your desire. The only glitch I see is in the situation where mailboxes are only allowed on one side of the street. Most property owners "feel" that they own or at least maintain their front yard all the way out to the street pavement. They may not be in favor of their neighbor living across the street placing a brick mailbox structure in what they perceive as their front yard. I can see no cause for concern with this issue as long as the Postmaster allows mail delivery on both sides of the road. But, seeing as how there exist roads in the Village

where the boxes are only on one side, I suspect the Post Office is the authority that's going to be the problem."

Brian Greulich stated that we'd better start with the Post Office. "I believe we'd have a problem if you have a white brick home and your neighbor across the street had a brown brick home, he's not going to want your white brick mailbox in his front yard."

### **Yard Sale-Jodey Reisz**

Jodey Reisz stated that the annual Yard sale is coming up September 15. Last year we lost over \$300, which was better than the year before. About 150 properties participate in the Yard Sale, not quite 10% of the Village. So the question is, "Why does 90% of the Village foot the bill for an event that less than 10% receive benefit from?" The Yard Sale promotion or event that the Village puts on has been upgraded to the point where we have to ask the question, "Why are we making such a grand production out of something that so few of the people participate in?" Last year we made these nice maps that showed where each participant was located in the Village and we even coded the map to tell the "buyers" what type of products were being sold at each property. We charged \$1 to purchasers of these maps and have hundreds of them left over, so they didn't even pay for themselves. One of the reasons given for the slow sales is that they weren't available to be sold until the official yard sale day and by that time most of the "buyers" had been in the night before under the guise of being a guest of an owner in the Village. All of these people were checked by the guards, but were found to be on someone's guest list. In addition to providing maps, we have advertised in the local newspapers four times. So advertising is getting to be a pretty big expenditure. We also have to hire off duty police officers to provide traffic control. We have charged property owners \$5 to be "official participants" and to be on the map, but there are others who just set up shop and let all the others foot the bill for them. The Office manager made some calls and found some alternative solutions for us and this event.

The Ferdinand Newspaper charges \$12 / participant and you get a yard sale sign and your ad can say anything you want it to say. They also produce a map which could show the participant's location. We wouldn't have to pay to print the map. We wouldn't have to pay three people to sell the maps. And even though we may have to give up the \$5 entry fee, our Office Manager wouldn't have chase down the few people who don't want to pay to be yard sale participants.

This event has been overseen by Betty Clayton, who is not here this month. And I don't want to suggest any new ideas that she thinks will not work. But I suggest that she get her committee together and bring back some alternative ideas to run this event more efficiently this year.

President Busler stated that the Office Manager has spent many hours working on this event and the cost of her time taken away from her normal duties makes this an even larger money loser. "My thought is that we've always charged the participants \$5 but

have never charged the “shoppers” who come into the Village for this event. It may be a good idea to charge \$5 a car to help defray the cost of this event.

Jodey Reisz stated that there is still the cost of the guards that have to be offset as well as the wages of our maintenance guys.

Don Vogel stated that he hated to charge the people who came in here. “That’s about the biggest turn-off to a yard sale. 8-10 years ago we used to provide fewer services. We had high school kids doing things and the map was not much, just an “X” on a lot who was participating in the sale. I think we need to simplify instead of getting bigger and better.”

Kendell Thompson offered an idea that if we charge a shopper a \$1, make it part of the Village Yard Sale rules that they can use that ticket to buy something the Yard Sale participant must honor it as \$1 in payment. The shopper is paying a dollar, but it actually becomes a coupon.

### **Facebook-Jodey Reisz**

Jodey Reisz stated that there are a lot of Village people who use this particular form of social media to get information to each other quickly. I didn’t realize how large this medium was until I began to use it” I wonder how much interest there is in the Village opening its own Facebook page?

Kendell Thompson stated that to implement this was a no-brainer. They have one at his place of work and it’s useful for giving out information. But, like everything else, “if you break the rules on using it properly, we’ll block you from accessing the site”.

### **The Boat Dock Area at the Rec Center-Amy Busler**

President Busler stated that she had asked the Property Manager to obtain some prices on the replacing the rip rap at the beach of the Rec Center that blocks the waves and possibly boaters from entering the swim zone at the Rec Center.

Property Manager Bauer stated that bids were obtained for a concrete seawall along the length of the Rec Center, where the beach begins. This wall defines the beach area from the grass area directly behind the Rec Center. That would cost \$17,500. A seawall replacing the rip-rapped the area that separates the lake from the swimming area (the peninsula with boat docks on one side) would cost \$31,000.

## **COMMITTEE REPORTS**

### **1. Business Planning, Budget and Assessment Committee-Mack Seed**

Mack Seed stated that he had recruited some volunteers to be on this committee, but that he would always prefer to have more. In addition he stated that he would like to have the 2013 budget prepared to bring to the Board for approval at the 2012 November meeting.

2. Infrastructure Committee-Mark Evans

Mark Evans stated that he had no report at this time but would be making an effort to gather his members together to tackle their issues within the next couple of weeks. He particularly wanted to thank Greg Robinson for the work he had performed while guiding this committee in 2011-12 and hoped Greg would continue to help in the future.

3. Nominating and Election Supervisory Committee-Jodey Reisz

No report.

4. Rules and Regulations Committee-Susan Loucka

Susan Loucka reported that her committee had a few things to catch up on but would hope to make some progress before the next meeting.

5. Personnel Committee-Jodey Reisz

Jodey Reisz reported that some key members of the gate guards would be leaving service here at the Village. Lacy Payne has taken a new position and we wish her all the best. Sonya Lowery is leaving us temporarily as she is taking a medical leave, but has indicated she would like to return. And Kathy Neighbors is planning to retire.

6. By Laws Committee-Susan Loucka

Susan Loucka is still looking for volunteers. She cannot be a committee of “one” so she is pleading for owners to volunteer.

7. Parks and Recreation Committee-Mack Seed

Mack Seed has a meeting scheduled for next week. He’ll report back by the next meeting.

8. Covenants and Restrictions Committee-Mark Evans

Mark Evans reported that he had received the new proposed Covenants and Restrictions from Susan Murray. “She had moved the process of approving these new C & R’s almost to completion. “I also need a few more volunteers.”

## **MEMBER'S FORUM**

Don Vogel stated that 4-5 years ago when the board began investigating the purchase of the Hanning Property, several Board members walked the property and began discussion of the acquisition with the idea of developing a 5-10 year plan for efficient development of the 10 acres. Including potential relocation of the maintenance facilities, storage area for leaves, wood chips and dirt, develop a secured and enclosed area for paid storage area for boats, trailers, etc... to produce income and recoup the lost revenue when the town gave the lease to another party. Has this Board pursued the long range development of this area so it doesn't happen in a haphazard way?

Don further stated that the Covenants and Restrictions have generally been enforced either by a weekly inspection of the Property Manager driving every street in the Village to be aware and enforce violations or be complaint driven to enforce. However, if a complaint is lodged by a property owner, it should be investigated by the Property Manager or appointed Board member. If the complaint is found not to be valid, then the complaining party should be notified and the reason given to them. If it is found to be valid, the violating party should be notified and a period of time given to correct, or further action enforced to correct. A monetary fine regulation should still be on the books that was enacted several years ago. But, just like the law enforcement uses the anonymous hotline system to get valuable information, the guilty party should not be told who the complainer was. This defeats the whole system of having property owners help enforce the C&R's.

Don Vogel also stated that back in March, he sent an email to the Property Manager after channel 14 highlighted the regulations the state of Indiana requires for residential swimming pools. To date, I have not seen and discussion in the meeting minutes regarding what the Board is planning to do to be in compliance with state requirements. "We have many pools that are not in compliance with the state regulations, and if CLV does not do anything in our rules and regulations to enforce state law, are we equally guilty for allowing these violations to continue? One child drowning in an open pool and we could be a party to a major lawsuit. I think we need to be proactive in this area."

President Busler stated that the Board had reviewed this issue of swimming pools and has taken the position that if the state of Indiana has written a law concerning swimming pools, then this law "trumps" any law that we could pass here in the Village. The individuals who may be in violation as to proper fencing or swimming pool covers are under the jurisdiction of the State. Passing a rule that mirrors the state's law doesn't necessarily protect CLV any better. CLV residents better be aware of what the State of Indiana says is proper safety fencing or pool coverings.

Larry Loucka requested that CLV get a plan to help with the acoustics in the Rec Center.

President Busler stated that a Board member was already working on this issue.

Larry Loucka went on to request a reconsideration of putting the Member's Forum at the beginning of the meeting.

President Busler stated that the Board could always consider changing the agenda order. Unfortunately this evening "we were very long winded tonight" and the hour has become late. But, the reason for moving the Member's Forum to the end was that it could help answer member questions by hearing from the Board on the current issues they are grappling with. And, if this was the case, a member may not feel the need to speak if his or her issue has already been discussed at some point in the meeting.

Larry Loucka inquired as to the status of the Jorgenson fuel tank. "Did we get any money from them?"

President Busler stated that she had been playing phone tag with the Jorgenson Company and that she had passed this issue on to the Property Manager. It was her understanding the Property Manager had "broken through" to Jorgenson and was attempting to work out the matter.

### **ADJOURNMENT**

Jodey Reisz made the motion to adjourn. Susan Loucka seconded the motion.

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

Mark Evans-Aye  
Brian Greulich-Aye  
Kendell Thompson-Aye  
Jodey Reisz-Aye

Vote in Favor 8 to 0

Meeting was adjourned at 8:40 PM.

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