

Christmas Lake Village
Board of Directors
09/13/2012

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 25 Association members in attendance.

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

READING OF MINUTES

Betty Clayton made a motion to approve the following minutes:

- 7/29/2012 Special Meeting Kasper Gate
- 8/13/2012 Special Meeting on Yard Sale
- 8/9/2012 Regular Board Meeting
- 8/23/2012 Special Meeting on Property Manager
- 8/23/2012 Kasper Gate Meeting

Mark Evans seconded the motion.

Amy Busler-Aye	Mack Seed -Aye
Jodey Reisz-Aye	Dave Walters-Aye
Susan Loucka-Aye	Betty Clayton-Aye
Brian Greulich-Aye	Mark Evans-Aye
Kendall Thompson-Absent	

Vote in Favor 8 to 0

TREASURER'S REPORT-Mack Seed

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

Mack Seed stated that CLV needs to collect at least \$16,000 more to meet this year's projected budget for the year. We did collect \$8,000 this month.

Current Income was :	\$ 769,828.00
Expenses to date:	\$ 367,359.00
Monies on Hand were:	\$ 648,490.42

Mack Seed stated that several weeks ago a suggestion was made that CLV look into becoming a credit reporting entity. He stated that he spoke with Experian on Aug 27, 2012 and was informed that CLV does not qualify. Mack recommended that the Property Manager pursue this initiative further.

Mack Seed made a motion that the Christmas Lake Village corporate taxes due for 2011 to the State of Indiana in the amount of \$11,345 be paid using \$7000 of the refund owed us by the federal government, with the remainder coming from this year's budget. Susan Loucka seconded the motion. There will still remain and excess of \$1200 in the Federal Tax return.

Amy Busler-Aye	Mack Seed -Aye
Jodey Reisz-Nay	Dave Walters-Aye
Susan Loucka-Aye	Betty Clayton-Aye
Brian Greulich-Aye	Mark Evans-Aye
Kendall Thompson-Absent	

Vote in Favor 7 to 1

Susan Loucka made a motion to accept as the Treasurer's Report. Mark Evans seconded.

Amy Busler-Aye	Mack Seed -Aye
Jodey Reisz-Aye	Dave Walters-Aye
Susan Loucka-Aye	Betty Clayton-Aye
Brian Greulich-Aye	Mark Evans-Aye
Kendall Thompson-Absent	

Vote in Favor 8 to 0

DELINQUENCY REPORT- Chris Ambs

No Delinquency Report Available

MANAGER'S REPORT- Chris Ambs

Dam Report, quick synopsis from a previous meeting with Commonwealth Drew Flamion held on Sept. 4 2012.

- Christmas Lake, Main Spillway Pipe requires head wall repair, old one has slid from foundation. Erosion on Emergency Spillway (Golf Course owned area) Cracks in Tower and gates, Dieg Brothers to assess and estimate cost of repairs tomorrow afternoon.
- Lake Noel, Sink holes and trees which Maintenance will repair.
- Lake Holly requires some tree removal, extend existing riprap, replace displaced riprap, and repair splash pad which was undermined.

Majority of repairs will be accomplished by CLV Maintenance; all areas of concern will be routinely monitored.

Yard Sale, Collected a total of \$1302.50

- Advertised participants 51 resulting in the collection of \$892.50
- Non-Advertised participants 82 collected \$410
- Expenses associated
 - Police \$180
 - Guard \$60
 - CLV Maint \$179
 - Spencer Country Leader \$637
 - Total of \$1054
- Remaining \$248

Property Manager (PM) recommended that Residents refrain from using the front gate from 5 AM till after 7 AM as it will be congested with yard sale traffic.

Fuel Storage Tank, tank located in Owensboro at Southern Tank Manufacturing. CLV has placed a 75% deposit down on tank and accessories with an outstanding balance of around \$14,000 because of time passed and re-locating tank. PM informed Board of options to either invest the remaining balance into this newly constructed tank or opt out and have supplier replace existing single wall tanks with double wall tanks from fuel supplier getting CLV into compliance at no cost to CLV.

Mack Seed made the motion that we use the double wall tanks from the fuel supplier, and that we attempt to sell the tank that we have invested in and do not intend to use. Dave Walters seconded the motion.

Amy Busler-Aye	Mack Seed -Aye
Jodey Reisz-Aye	Dave Walters-Aye
Susan Loucka-Aye	Betty Clayton-Aye
Brian Greulich-Aye	Mark Evans-Aye
Kendall Thompson-Absent	

Vote in favor 8 to 0

Ton Truck Maintenance, Truck is in for service, after brakes and clutch failed. Estimated cost of repair is around \$2500, brakes \$750 and hydraulic clutch \$1750

New Gate Guard hired “Jeremy Graham”

Late Assessment Initiative, Have made numerous phone calls to delinquent account holders resulting in positive responses.

Kasper Gate Update, Concrete was poured this Thursday starting a trickling effect of American Lock, and Vectren. Mark Evans will deliver a detailed update later.

Recreation Center Drainage issue, Estimated repair, Pipe and Fittings \$1700

Excavator & 1 Laborer \$2500, CLV Maint Crew will provide additional labor to keep cost down. This drainage effort will route parking lot drain and Rec Center down spouts off into a 24" drain that will run directly off to left of boat slips. Projected total \$4200

Motion was made by Mark Evans and seconded by Mack Seed to accept the bid to correct the drainage problem, not to exceed \$4200.

Amy Busler-Nay	Mack Seed -Aye
Jodey Reisz-Aye	Dave Walters-Aye
Susan Loucka-Aye	Betty Clayton-Aye
Brian Greulich-Aye	Mark Evans-Aye
Kendall Thompson-Absent	

Vote in favor 7 to 0

Recreation Center Door.PM put forth several estimates to the Board to correct Handicap accessibility issue.

Motion was made by Dave Walters to motion to accept HD Constructions bid to make our doors ADA compliant and just as importantly accept fire code requirements for the amount of \$3497.96 Susan Loucka seconded the motion.

Amy Busler-Aye	Mack Seed -Aye
Jodey Reisz-Aye	Dave Walters-Aye
Susan Loucka-Aye	Betty Clayton-Aye
Brian Greulich-Aye	Mark Evans-Aye
Kendall Thompson-Absent	

Vote in favor 8 to 0

Rec Center Parking Lot and Retaining wall. PM reported that new estimates were under current Bid, Opted to go with 5' concrete 80' by 42' parking lot, Retaining Wall 100' by 3' high 8 in-1/2 rebar, Budgeted \$13,560 for lot and wall and \$5,000 for excavating New Bid is \$14,280 included lot, wall, and excavating leaving excess balance of \$1100

Motion was made by Jodie Reisz to accept the bid from D&E concrete in the amount of \$14,280 for the rec center parking lot and retaining wall. Mark Evans seconded the motion.

Amy Busler-Aye	Mack Seed -Aye
Jodey Reisz-Aye	Dave Walters-Aye
Susan Loucka-Aye	Betty Clayton-Aye
Brian Greulich-Aye	Mark Evans-Aye
Kendall Thompson-Absent	

Vote in favor 8 to 0

Excavating Dancer/Prancer Finger.PM put forth and estimate for local contractor Shelton Excavation. CLV Maint will provide labor and ton truck to offset price.

Betty Clayton put forth a motion that Shelton Excavating will not exceed \$7650 to do what is necessary for the excavation of the Prancer-Dancer finger. Mark Evans seconded the motion.

Amy Busler-Aye	Mack Seed -Aye
Jodey Reisz-Aye	Dave Walters-Aye
Susan Loucka-Aye	Betty Clayton-Aye
Brian Greulich-Aye	Mark Evans-Aye
Kendall Thompson-Absent	

Vote in favor 8 to 0

Future Lake Dredging PM briefed Board on future lake dredging proposal from Christian Decker who represents Industrial Environmental out of Reo Indiana. PM informed the Board that Industrial Environmental will be able to dredge Xmas Lake as soon as this winter around January/February timeframe if allowed. PM informed board that Christian is willing to break dredging efforts in two to offset price easing financial strain on CLV budget. Christine will not charge a setup fee however will establish a flat rate of \$30,000 a bag (200' by 60') and each finger will most likely require three bags for optimum results. Christian offered another alternative by limiting amount of bags that board deems reasonable which will allow channels to be better established in fingers (not preferred). PM will continue to pursue solution to silt issue in fingers until resolved.

ACTION ITEMS

OLD BUSINESS REPORT

Website - Susan Loucka commented that website is on track with five administrators. They continue to put items in the sand box and currently able to post minutes and documents. Members log in is half way done with John continuing to work on it. Committee continues to brain storm ideas in efforts to make use easier for office and residents alike with intentions of having site up and running in the next several weeks.

NEW BUSINESS

Washington County Lawsuit- involving the assessments of 21 lots purchased in 2011. The essence of the proposal is that he would like to surrender his 21 lots to the Association in discharge of the debt owed for the assessments. No judgment has been settled however Board has been advised to consider options. Ron Smith advised that if

Association doesn't settle and recover lots they will most likely go to county and be out of our control. Many ideas were batted around about possible use of lots and if they were buildable or not. PM will map lots out and determine if lots are worth inheriting or not.

COMMITTEE REPORTS

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

Having budget meeting Tuesday at 1700 @ Gate House.

2. Infrastructure Committee-Mark Evans

Update on Kasper gate, Concrete poured for island, only delay is environmental control box which is on back order, will know more about it Monday. Rest of asphalt finished by the end of next week. Projected opening date will be the 1st of October if box and fence are completed.

3. Nominating and Election Supervisory Committee-Jodey Reisz

No Report

4. Rules and Regulations Committee-Susan Loucka

Numerous changes made to Lake Regulation such as speed limit from 5 mph to 4 mph in no wake zone. Fishing limit changes have also been made, concern over the fact that no fines have been imposed in past, so why bother. PM stated that he will step up watch and brief Lake Patrol to keep better watch out for violators. Lake Fines have been reviewed and changed with second violation changing from \$25 to \$75. Third violation changing from \$50 to \$100 and fourth changing from \$100 to \$150. Fish limitations were also updated with most limits lowered Total amount of fish has now been limited to 30 per day per angler. Under General Rules, "Bush Lines or Bank Lines or any unattended lines are not allowed. Any found will be removed.

Susan Loucka put forth a motion to accept the highlighted changes to the Christmas Lake Village Rules & Regulations with the exception that on page 10 we replace angler under creel limit, we'll change that to member and household and guests. Betty Clayton seconded the motion.

Amy Busler-Aye
Jodey Reisz-Aye
Susan Loucka-Aye
Brian Greulich-Aye

Mack Seed -Aye
Dave Walters-Aye
Betty Clayton-Aye
Mark Evans-Aye

Kendall Thompson-Absent

Vote in favor 8 to 0

Amy Busler put forth a motion to accept the Tenant/Owner/Agent Rules and Regulations. Betty Clayton seconded the motion.

Amy Busler-Aye

Jodey Reisz-Aye

Susan Loucka-Aye

Brian Greulich-Aye

Kendall Thompson-Absent

Mack Seed -Aye

Dave Walters-Aye

Betty Clayton-Aye

Mark Evans-Aye

Vote in favor 8 to 0

5. Personnel Committee-Jodey Reisz

New Property Manager Chris Ambs

6. By Laws Committee-Susan Loucka

Amy commented that Susan is in need of more volunteers for her committee. Susan Loucka commented that she is in violation of the By Laws as she cannot be a committee of one so please help out.

7. Parks and Recreation Committee-Mack Seed

Committee met a week ago in an attempt to get some things going at Holly Park such as, Motion sensors installed in bathroom, and timers on lights in shelters because there are left on occasionally; it is a cost but an annoyance to the neighbors. Also, we will try and get the floor patched in the next few weeks or months. The courts were resurfaced about three years ago but have problems now but not sure how soon we will be able to take care of. Amy asked if those items requested will come out of Parks and Rec budget and Mack confirmed that they will. Mack went on to say that signs will be put up that state “no parking beyond this point” to stop residents from driving out to the shelter. Handicap parking was mentioned but shelved for a later date to better plan and budget initiative. Susan Loucka stated that while we are looking into timers and motion sensors for HollyPark it will be worth our while to include Rec Center also.

8. Covenants and Restrictions Committee-Mark Evans

No change since last meeting

Prior to adjournment Amy Busler addressed attendees in regards to new set up that Kendall Thompson proposed. New set up is meant to allow all to better view

and address others. Amy Busler also addressed Susan Loucka in an open apology for excluding her in the Al Bauer situation and the hiring of Chris Ambs because of possible conflict of interest. Amy stated that Susan should have been involved and only omitted from salary discussion. Amy conveyed her sincere apology and stated that she had just been following what had been done in the past.

MEMBER'S FORUM

Jerry Cunningham asked to hear the back ground of our new Property Manager Chris Ambs. Chris Ambs took the floor and made several comments of background. Born and raised in Rockport In, attended Saint Bernard's Catholic School for eight years and graduated South Spencer High School in 1981. Two weeks prior to high school graduation father passed away which lead him to join Marine Corps January 7 1982. Chris Ambs stated that he remained in the Corps for 29 years 5 months and 27 days. During his time he made several combat tours to Iraq as a Maintenance Officer, a Detachment Commander, and a Maintenance Management Officer. Chris stated that after retirement he went to work with AK Steel which lasted one year until Property Manager Position came open. Jerry Cunningham went on to ask what specific experiences Chris has. PM stated that Program management, maintenance management, and Facilities management are a few with logistics expertise in all facets of planning.

Jerry Cunningham also inquired about new construction on Dasher Lane, and he was informed that there is no buildings permit. Property in question belongs to the Schipps PM made note to follow up on complaint.

Jeff Stillman addressed the Personnel Committee existence, Jeff stated that the committee was only formed to get processes in place and should have been disbanded upon completion of such. Jeff stated that the PM already serves as Personnel Manager who consults with CEO (President of Board) then the rest of the board members. Amy asked other board members if they saw any issues and Susan stated that the committee is not reflected in the By Laws. Amy stated that it is worthy to follow up in an Executive to decide to disband or not.

Susan Loucka made a comment she was concerned that our Architectural Control and Building Regulations did not cover the requirement for local permits. PM noted that he will look into issue.

ADJOURNMENT

Jodey Reisz made the motion to adjourn. Betty Clayton seconded the motion.

Amy Busler-Aye
Jodey Reisz-Aye
Susan Loucka-Aye
Brian Greulich-Aye
Kendall Thompson-Absent

Mack Seed -Aye
Dave Walters-Aye
Betty Clayton-Aye
Mark Evans-Aye

Vote in Favor 8 to 0

Meeting was adjourned at 7:23 PM.

Respectfully submitted,
Chris Ambs
Property Manager/Secretary
Christmas Lake Village Board of Directors.