

Christmas Lake Village  
Board of Directors  
11/14/13

**Pending Approval at December 12, 2013 Meeting**

The meeting was called to order by President Don Vogel at 6:00 PM and noted that a quorum was present.

Directors present were Don Vogel, Jayson Heltzel, Brian Greulich, Bruce Tesch, Kendell Thompson, Mark Evans, Fred Kanzler and Libby Myers.

Amy Busler was absent.

There were 6 Association Members in attendance.

**MEMBER FORUM**

Larry Loucka asked the Board for permission to hold a Star Party at Holly Park on Saturday, Dec 7 at 5:00 PM. Kendell Thompson stated he thought it was a good idea.

Susan Loucka also approached the Board and asked that the 10 PM closing time be waived for this event.

Larry Loucka requested that CLV pass the word on by putting the information on the website.

Larry Loucka continued with another issue – Safety. Larry stated that recently his mailbox had been knocked over by a vehicle between 5 PM – 11 PM and wanted to know what the Board was going to do about it.

Kendell Thompson asked if it was reported to the Santa Claus Police Department and Larry stated that he had done so the next day after the incident.

Larry Loucka wants CLV to be more proactive and would like to see the Board bring ideas on this issue to the next Board Meeting.

Paul Voegerl with Monster Recycling was in attendance and talked to everyone in attendance about the company and what they offer. They are a full indoor recycling facility which operates out of the former Jasper Wood Building in Jasper, IN.

Monster Recycling has already approached the Town and wanted to talk to CLV about what they do. They give the resident a 20 gallon bin which has an open top and drain holes. The resident places all of their recyclables in this bin; no sorting is required. The company will pick up the recyclables once a week.

Don Vogel asked if Monster Recycling would be able to handle 875 homes within 26 miles in one day. Mr. Voegerl's response was that it would be no problem.

Larry Loucka asked about replacement bins. Chris Ambs stated that the town is looking into corporate sponsorship to offset the costs associated with the bins.

### **READING OF MINUTES**

Don Vogel made a motion to approve the 10/10/13 Monthly Meeting Minutes

Bruce Tesch noted that there are some corrections to the Treasurer's Report.

Motion to approve the meeting minutes was made by Bruce Tesch and seconded by Mark Evans.

Vote in Favor 8 to 0

### **TREASURER'S REPORT**

Bruce Tesch reported for the month ending October 2013:

|                     |            |
|---------------------|------------|
| Current Net Income: | \$ 855,841 |
| YTD Expenses:       | \$ 629,134 |
| Current Net Income: | \$ 226,706 |

|                      |            |
|----------------------|------------|
| Monies on Hand:      | \$ 597,035 |
| Reserves:            | \$ 350,081 |
| Capital Improvement: | \$ 21,580  |

Mark Evans made a motion to accept the Treasurer's Report. Brian Greulich seconded.

Vote in Favor 8 to 0

### **DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the month of October 2013:

Past years' assessments collected - \$ 5099  
Current assessments collected - \$ 4520

## **MANAGER'S REPORT**

- Festival of Lights – we are working on getting local businesses interested in participating in this year's FOL. We are currently working with the Holly Tree. We expect the route to be complete in the next two weeks.
- The attic at the Gatehouse has been cleaned out with the help of ten HHHS seniors during Senior Service Day on October 16. All meeting minutes are being scanned and downloaded to the computer and previous CLV motions are being placed on a spreadsheet for easier access to information.
- We had 2 new renters and 2 new home owners for the month of October 2013.
- The truck that we recently purchased from D-Patrick is currently in Jasper getting the required equipment installed before being delivered to CLV.
- Friendly reminders were given out to 18 residents regarding RV/Boat Storage for the winter season.
- Our part-time office assistant recently turned in her resignation and we will begin looking for a replacement.

Don Vogel asked about the renters for October. The (2) listed are not new homes being rented. They are just new renters moving in to an existing rental.

Chris Ambs spoke about an email that was received today from the Spencer County Visitor's Bureau. There is a production company interested in filming in Santa Claus during the Festival of Lights.

## **ACTION ITEMS**

**Festival of Lights** – Santa's Candy Castle, Y-Wee Care and St. Nicholas Church have come forward expressing interest in this year's FOL.

Santa's Candy Castle would like to have a live Grinch in the 8<sup>th</sup> Subdivision. Y-Wee Care is interested in setting up a large lighted tree display and St. Nicholas Church wants to hand out flyers at the Gatehouse regarding a Church Event. After discussion, it was decided if St. Nicholas wanted to provide a display as Santa's Candy Castle and Y-Wee Care are doing, they could participate as well.

Jeff Stillman stated that he has issues with the Church passing out information regarding a fundraiser and CLV choosing one religion over another.

There was also discussion amongst those in attendance and the Board regarding pamphlets and trash along the roadways after the event.

Chris Ambs also mentioned that the CLV Garden Club would be at the Rec Ctr during the FOL to distribute refreshments and we would also be having a string quartet for entertainment.

Mark Evans asked about electricity for Y-Wee Care and Don Vogel stated that the marina has electrical outlets. Chris Ambs mentioned that if Y-Wee Care is approved that CLV will seek out the most accommodating place for them to set up.

There was also much discussion concerning what Santa's Candy Castle would be handing out to visitors. The main issue is trash.

Larry Loucka suggested St. Nicholas Church could hand out their information at the Rec Ctr.

Mark Evans made a motion to approve the participation of Santa's Candy Castle and Y-Wee Care during the 2013 FOL. Kendell Thompson seconded.

Vote in Favor 8 to 0

Before moving on to Old Business, Sue Hendrickson asked about CLV only participating with the FOL on one Saturday instead of two.

Don Vogel stated that we were working with the town to improve the 3-week Christmas celebration in Santa Claus by having the FOL on (2) Saturday nights.

## **OLD BUSINESS**

**Lake Survey**-Kendell Thompson – Kendell stated that he would not have an actual report from the Purdue group until the next Board Meeting. There were (15) Purdue students that performed the survey. Chris Ambs stated that the group was fairly independent and only needed help on one occasion with starting the jon boat. In a non-official report, Chris mentioned that our lakes are overpopulated with large shad which causes our Bass population to remain small. Our feeder fish are bigger than our fish.

## **NEW BUSINESS**

1. **Handling Charge for 2-pay option of 2014 Assessment** - Board Approval needed for the adding of a \$5 handling charge to each payment of the 2-pay option of the 2014 Assessment. Kendell Thompson stated that we shouldn't charge residents a fee for each payment. Mark Evans wanted to know how many residents took advantage of this option in 2013. Chris Ambs stated approximately 260. Don Vogel made a motion to accept the handling charge. Jayson Heltzel seconded.

Vote in Favor – 7  
Opposed - 1

2. **Life-Size Santa for CLV Entrance** – Chris Ambs showed all in attendance the (3) options CLV has for a Santa Figure at the CLV Entrance. Jaws will clearcoat the figure for approximately \$100, Steins will do the same for \$150. Chris Ambs continued by telling about how it would be mounted and the costs involved for this display. The total cost would be close to \$1500, including concrete and a light to shine on the display at night. \$571 was given to us from the ladies in charge of the yard sale and the ladies requested that we use the money to purchase this Santa. Jayson Heltzel made a motion to go ahead with the 7' Santa option, including the lighting. Mark Evans seconded.

Vote in Favor 8 to 0

3. **Vowells & Schaaf** – Bruce Tesch updated the Board on what the accounting firm does for CLV. Bruce also stated that we can now get the same information from Quickbooks. Vowells & Schaaf is not auditing, there is no oversight and they are not looking for fraud. They are taking the data that we give them and putting it into financial reports. It is redundant record keeping.

Chris Ambs mentioned that the office does not want to do away with Vowells & Schaaf for at least 3-4 months to give the office time and preparation for the transition.

Mark Evans asked about the cost of tax preparation.

Chris Ambs mentioned the By-Laws may have a statement about having an accounting firm overseeing our work. Don Vogel reviewed the By-Laws and it only stated a recommendation for an audit.

Brian Greulich wanted to make sure that CLV get quotes on tax preparation.

Bruce Tesch made a motion to end the relationship with Vowells & Schaaf and to extend the relationship for up to a 6-month period. Kendell Thompson seconded the motion.

Vote in Favor 8 to 0

### **COMMITTEE REPORTS**

1. Business Planning/Budget – Bruce Tesch – no report
2. Nominating & Election – Brian Greulich – Will have a meeting in the next month or so

3. Rules & Regulations – Mark Evans

Copies of the Rules that have recently been updated were given to each board member for approval.

**#1 – Proximity Gate Pass Rules**

Mark Evans made a motion to accept the revised Gate Pass Rules. Fred Kanzler seconded.

Kendell Thompson asked about the renter cards and suggested that a task force get together and discuss the issue of renters. Susan Loucka also liked Kendell's idea and would like to get a group together to talk about this issue.

Vote in Favor – 7

Opposed -1

**#2 – Architectural Control & Building Regulations**

Mark Evans made a motion to accept the revised Building Rules. Brian Greulich seconded.

Mark Evans stated that the biggest issue was to incorporate the vinyl siding into the rules, how it can be used, and the minimum specs.

Vote in Favor 8 to 0

**#3 – Recreation Center Policies**

Mark Evans made a motion to accept the revised Rec Center Rules. Jayson Heltzel seconded.

Mark Evans noted that the changes made to the rules reflect the changes we made to the 2014 Budget. The refund amount was reduced from \$40 to \$30. It was also noted to change the revision date from 2014 to 2013.

Vote in Favor 8 to 0

**#4 – Lake Rules & Regulations**

Mark Evans made a motion to accept the revised Lake Rules. Bruce Tesch seconded.

Mark Evans explained that the only change in the Lake Rules was the increase in the Dock Slip Fee from \$100 to \$125 as reflected in the 2014 Budget.

Vote in Favor 8 to 0

Mark Evans also made a motion that we omit the Classified Rules on the CLV website. Don Vogel stated that there was no response after it was implemented. Jayson Heltzel seconded.

Vote in Favor 8 to 0

Mark Evans stated that we would be updating the Rental Policy and Mailbox Rules.

Mark Evans continued and spoke about the issue of Golf Carts, ATV's and UTV's. The Board never passed anything on the Town's ordinance.

Jayson Heltzel wanted to talk about making a compromise on this issue. Jayson feels the biggest problem is the noise.

Chris Ambs spoke up to the Board to let them know that the Committee is just informing them that there is nothing in place to authorize golf carts, UTV's and ATV's in CLV, so we have no choice but to default to the 2007 town ordinance which states the vehicles are not allowed.

Mark Evans asked the Board for direction on how to pursue this issue.

Mark Evans made a motion to adjourn the meeting. Bruce Tesch seconded.

Vote in Favor 8 to 0

Meeting adjourned at 8:47 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties

