

Christmas Lake Properties Association, Inc.  
Annual Meeting  
June 9, 2013

**Pending Approval at the 2014 Annual Meeting, June 8, 2014**

Meeting called to order by President Amy Busler at 1:02 p.m. A quorum of Board of Directors was present: Amy Busler, Jodie Reisz, Mark Evans, Brian Greulich, Bruce Tesch, Kendell Thompson. Board members Dave Walters and Susan Loucka were absent; Susan Loucka arrived during the meeting. Fred Kanzler replaced Betty Clayton who resigned.

There were twelve residents in attendance.

Reading of resolution by Vicki Ambs.

“Be it resolved that all acts and resolutions of every kind and character of the board of directors of Christmas Lake Property Owners Association for the year covering the period of time from the annual meeting of members held in June 2012 down to and including this date be ratified, approved and confirmed in all things by the membership of this association.”

A motion to accept the resolution was offered by Evans and seconded by Tesch; motion carried.

Busser opened a discussion about a “new situation for CLV” noting that there were not enough people running for board positions to fill the three board seats. She read the related sections of the CLV bylaws.

Member comment: this is not new and happened in 2007. The 2007 board seated a write-in candidate at that time.

Busler: The bylaws do not require a write-in candidate to be seated. She recommend that a special election be called as the empty seat was not a vacancy of a seated board member.

Bussler released the nomination committee to tally votes downstairs.

Secretary Greulich read the 2012 annual meeting minutes.

Corrections were read by Busler and a resident

A motion to accept the minutes with corrections was offered by Tesch and seconded by Evans; motion carried

Tesch presented the Treasurer’s report (attached)

A motion to accept the report was offered by Greulich and seconded by Evans; motion carried

Busler: “A big thank you to Bruce; we value him so much.”

Chris Ambs read the Manager’s Report (attached)

A motion to accept the manager’s report was offered by Greulich and seconded by Loucka; motion carried

Bussler: Read a letter from the outgoing president (attached)

A motion to accept the letter was offered by a resident and was seconded by Thompson; motion carried.

Old business

From the floor:

Sally Martin, resident since 1998: "Thank you for adding handicap accessibility at the Rec Center." Also: "Thank you for installing the Kasper Gate." Also: "I am disappointed that the yard sale was cancelled. It is a community and social benefit."

Busler/Tesch: presented a history of the garage sale. It was cancelled due to costs to CLV; the board withdrew support, but recommended that a resident committee take it on. After three months with no committee established, the garage sale was cancelled.

Patsy Bates: If the board would reconsider, a group will be formed.

Dee McCauley: I will form a committee for the garage sale.

Busler/Amb: Any interested residents should talk to the property manager and present a plan

Reisz: presented results from the nominations committee

Don Vogel: 237

Jason Heltzel: 236

2 invalid votes.

146 proxies

Reisz: Are there any from the audience now? No response.

There must be 10% of lot owners (186) proxy votes received; there were not enough to consider.

A resident noted from the floor that he had 5 proxies;

Busler: There is only one proxy despite number of lots owned.

Reisz: We are now at 151

Vogel: There may be more proxies received due to each one representing a various number of lots

Busler: We cannot determine that today.

Tesch: Motion to suspend the bylaws to accept the 151 proxies; there was no second

Vogel: We can poll the audience [residents in attendance] to see if they have additional lots; but they cannot be validated that they are in current good standing.

From audience: how many write in votes were there?

Busler: That doesn't matter as using them is not in the Covenants and Restrictions.

The meeting was recessed for CLV staff to verify proxies at the office.

Busler: The meeting is reconvened at 3:15 p.m.

The proxy tabulation is 223 with 10 write-in votes

Meeting was adjourned at 3:16 p.m.

Respectfully submitted,

Kendell Thompson, Secretary