

Christmas Lake Village
Board of Directors
04/11/2013

Pending Approval April 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 10 Association members in attendance.

All directors were present: Amy Busler, Jodey Reisz, Dave Walters, Susan Loucka, Betty Clayton, Mark Evans, Bruce Tesch, Brian Greulich and Kendall Thompson

READING OF MINUTES

Jodey Reisz made a motion to approve the following minutes:

- March Monthly 03/14/13

Mark Evans seconded the motion.

| | |
|--------------------------|-------------------|
| Amy Busler-Aye | Bruce Tesch -Aye |
| Jodey Reisz-Aye | Dave Walters-Aye |
| Susan Loucka-Aye | Betty Clayton-Aye |
| Brian Greulich-Aye | Mark Evans-Aye |
| Kendall Thompson-Abstain | |

Vote in Favor 8 to 0

TREASURER'S REPORT

Bruce Tesch reported the balances for year to date at the month ending March 31, 2013 were:

| | |
|---------------------|-----------|
| Income: | \$702,678 |
| Expenses: | \$146,151 |
| Net Income: | \$556,527 |
| Monies on Hand: | \$945,905 |
| Reserve: | \$275,005 |
| Capital Imprv. Fund | \$10,528 |

Bruce also noted there is \$75,000 that will be transferring to the reserve account which will bring the reserve account to approximately \$350,000.

Jodey Reisz, made a motion to accept the Treasurer's Report.

Mark Evans seconded.

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

Bruce Tesch –Aye
Dave Walters-Aye
Betty Clayton-Aye
Mark Evans-Aye

Vote in Favor 9 to 0

DELINQUENCY REPORT- Chris Ambs

| | |
|--------------------|-----------|
| Beginning of March | \$276,219 |
| End of March | \$268,399 |
| Collected/adjusted | \$7,820 |
| Total Outstanding | \$484,697 |

MANAGER'S REPORT- Chris Ambs

- One week remaining in lake dredging
- One mailbox violation since last meeting. Homeowner will be getting it corrected this weekend.
- Chipping will be starting again. Please note, if you place your limbs on a vacant lot they will not be removed if it is found the lot is delinquent on assessments.
- There was seven CLV residents who completed the CERT training
- CLV is still looking for a qualified individual for lake patrol. If you know of someone please send them my way.
- I have received a quote to remove and update the back gate to match the appearance and performance of the new Kaspar gate. It is \$10,000 with a \$500 allowance if some of the current hardware is reused.
- I am happy to report that direct deposit is now up and going as of today
- We still need members to come forward to fill the vacancies on the board that will transpire in June. There are three that will have three year terms and one that will have a one year appointment.
- The loose pet situation is out of control. I need the names of the owners of the pets in order to take action when loose pets are reported.

ACTION ITEMS

Chris Ambs – A yard sale committee and/or lead needs to be appointed for the event in September. The yard sale is fast approaching and without a committee or an organizer it is likely the event will not take place.

Amy Busler – There were eight sealed bids opened in the executive meeting for the mowing of five pre-selected commons areas. This was done for fact finding reasons to see if the amounts are close to our current costs of mowing with our internal staff. The bids are per week

| | |
|-------|-----------|
| Bid A | \$485 |
| Bid B | \$1195 |
| Bid C | \$1237.50 |
| Bid D | \$1450 |
| Bid E | \$1282.50 |
| Bid F | \$775 |
| Bid G | \$1225 |
| Bid H | \$820 |

OLD BUSINESS

Lot 6-128 – Susan Loucka said the lot owner is telling her it is a boat/raft, not a dock. She had told the lot owner there are cables fastening the platform to a tree which presents itself as a dock. Susan has agreed to keep pursuing the issue and report back.

Architectural Rules - Susan Loucka said the temporary committee was formed to look into allowing the better quality and better looking vinyl siding on new home construction at a higher percentage than 25%. The newer vinyl siding options tend to be more aesthetic pleasing than when the restrictions were put in place. The committee is looking into how to word the rules to allow better constructed, more insulated, and better looking vinyl siding to be used without a percentage restriction.

Weed Control - Kendall Thompson said he contacted DNR about primrose for their advice. He said it is still preliminary and doesn't have their final advice but expects the cost to be about \$7000 - \$8000. He will have a final report by the next meeting.

NEW BUSINESS

Kendall Thompson – I feel poaching control of our fish needed to be added to the agenda so that it can be discussed. I have had a property owner approach me about this subject and he stated what we currently have is illegal entry, illegal fishing, no means of identification, which in turn gives us no means of enforcement and no fish left for us members.

It is allowed as it should be for visitors of our dues paying residents to fish in our private lakes. The problem results when the so called visitors are not really visiting anyone and they are here solely to poach our fish. It is impossible for the property manager to police

since neither resident or fish poacher needs to have an identification sticker on their car. In other words, we don't really know who belongs here and who doesn't. You don't need a state fishing license to fish our private lakes which make it ideal for fish poachers. They don't have to pay association dues, they don't have to pay for a fishing license, and they can haul all the fish out of our private lakes as they want.

He suggested we have some sort of fishing permit free for CLV members and the identification can be some sort of hat with some sort of "CLV fishing" signified on the logo.

Some other ideas include:

- 1.) Each vehicle owned by a resident must have a clearly displayed and up to date CLV identification sticker.
- 2.) No non resident boats on our lake.
- 3.) All visitors must sign in at the gate and who or whom they are visiting called before they are allowed in.
- 4.) A dated visitor pass to be displayed on the rear view mirror.
- 5.) Those visitors fishing can only fish on the residents private property or be accompanied by the resident when fishing off our CLV docks, boats, or anywhere else not owned by the resident.

Chris Ambs – I routinely have problems with this when I pull up to the marina to trucks with empty boat trailers and there is no longer a sticker requirement, so I don't know if they are a resident or not. We need to go back to mandatory stickers and it will help in other areas and potential problems.

Kendall Thompson – I would like for us as a board to look into and consider green mowing practices.

Bruce Tesch – I would like for Chris to look into an inventory of current regular boat slips that are available and the number being rented, and pontoon slips available and the number being rented. Also the unavailable pontoon slips being requested that are not available and the cost per slip for converting two boat slips to one pontoon slip.

COMMITTEE REPORTS

1. Business Planning, Budget and Assessment Committee-Bruce Tesch
Nothing to report.
2. Infrastructure Committee-Mark Evans
Nothing to report.
3. Nominating and Election Supervisory Committee-Jodey Reisz
We need nominations for the four available seats. One vacancy for a year and the other three seats are for three years.
4. Rules and Regulations Committee-Susan Loucka
Nothing else to report

5. Personnel Committee-Jodey Reisz
Jodey Reisz, no report
6. By Laws Committee-Susan Loucka
Susan Loucka, no report
7. Parks and Recreation Committee-Kendall Thompson
I need to be re-approached by the committee members since I don't have the original names passed on to me by the previous chair.
8. Covenants and Restrictions Committee-Mark Evans
Mark Evans, no report

MEMBER'S FORUM

Ed Dall – Is the board getting ready to change the rules on the vinyl siding percentage? We are getting ready to build a home and depending on the rule changing or not, we can build a larger home if there is a savings on brick. In my opinion, some homes that are brick on all four sides are not always pleasing to the eye. I also feel there are vinyl products now available that have higher R-value than brick and look just as well. We just want to make sure that it is defined properly in the rules so that it has to be a high quality siding to keep the home values up.

ADJOURNMENT

Dave Walters made the motion to adjourn

Bruce Tesch, I'll second.

Amy Busler, all those in favor?

Amy Busler-Aye

Jodey Reisz-Aye

Susan Loucka-Aye

Brian Greulich-Aye

Kendall Thompson-Aye

Bruce Tesch -Aye

Dave Walters-Aye

Betty Clayton-Aye

Mark Evans-Aye

Vote in Favor 9 to 0

Meeting was adjourned at 6:56 PM.

Respectfully submitted,
Brian E. Greulich
Christmas Lake Village Board Secretary