

Christmas Lake Village  
Board of Directors  
02/12/2013

**Pending Approval March 14 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.

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

**READING OF MINUTES**

Susan Loucka, made a motion to approve the following minutes:

- January Monthly 01/10/13

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-Absent	

Vote in Favor 8 to 0

**TREASURER'S REPORT**

Bruce Tesch reported that since the meeting was held early to avoid holidays and conflicts, the statements are not available for the meeting but the balances for the month ending January 31, 2013 were:

Monies on Hand:	\$595,625
Reserve Account:	\$275,056

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

Susan Loucka seconded.

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-Absent

Vote in Favor 8 to 0

**DELINQUENCY REPORT- Chris Ambs**

Beginning of January	\$289,401
End of January	\$284,401
Collected/adjusted	\$4783

Assessments are coming in at an alarming rate

**Amy Busler** - I ask that Ron Smith step forward to address the board and those present on a siding issue, since he has an appointment later this evening.

Ron Smith stated the subject house he has been completing on Ornament East. He claimed he had asked Chris Ambs if he could substitute the some of the cement siding on some sides of the house for textured vinyl siding. He said Chris said as long as it follows the architectural guidelines of CLV. Now he has been questioned rather it is an approved siding.

Ron said about five years ago in a monthly meeting when the cement siding was approved, the textured vinyl siding was approved at the same meeting. He said he knows it was approved and would not have installed it knowing if it wasn't approved; it would have to be removed.

After board discussion it was decided the architectural rules need to define the textured and cement masonry siding in more detail. The rules and regulations committee will meet with a couple of contractors who are active in building homes in CLV and use their assistance in details of descriptions of various siding products that can be substituted in lieu of masonry.

Dave Walters made a motion to allow Ron Smith to continue the project and re-submit the plans by the end of the week. Bruce Tesch seconded the motion.

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

Vote in Favor 6 to 2

**MANAGER'S REPORT- Chris Ambs**

- Lake Dredging update, Bags are in place at upper Rec Center parking lot. Fusing of pipe is in process. Dredger will arrive on Monday the 18<sup>th</sup>.

- The CERT Training starts on the 19<sup>th</sup> at 6 PM at the Rec Center. This starts a series of classes for qualification.
- C&R Violation report, 2 open, 2 investigated, 2 closed (Stray Dogs)
- The Neighborhood Watch Meeting was held on Saturday the 10<sup>th</sup> at 7:00PM @ Rec Center.
- Southern Tank in Owensboro reported we will be receiving a check for \$6500 for the fuel tank not needed.
- The office will be closed on President's Day 18<sup>th</sup> of February
- 2 Way radio transition to narrow band, A local quote of \$1500 from Harmonics Electronics in Jasper was received. The radios are used for internal communication and will bring us up to par with the FCC.
- The new flag poles are scheduled to be delivered 2/13/2013 for a cost of \$2500. Installation will most likely not exceed \$750

### **ACTION ITEMS**

Amy Busler, okay action items.

**Seawall on Lake Noel** – The lot owner has constructed a temporary seawall and brought in loads of top soil into the low area and has submitted plans for a permanent seawall. Since the lot owner is not present and the board has disapproved the plans, it will be discussed at a future meeting when lot owner can be present to explain the project.

**Low Power FM Transmitter** – After investigating the sign ordinance struggles to install a marquee sign at the Kaspar gate, alternative communication options were looked into. Chris had an example of a low power FM transmitter in the meeting and demonstrated how announcements can be broadcasted on a selected FM station for all our residents to listen to while traveling inside CLV or inside their homes. The recording can be updated weekly by using a USB drive or a MP3 player plugged into the transmitter. The range of the broadcast would be limited to areas inside or barely outside CLV in some locations. The cost of the equipment would be somewhere near \$500. It was recommended by Bruce that we wait until we get through the budget discussions before a motion is made to purchase.

**Lake Noel lot 06-128** – Chris said the nuisance violation issued has resulted in remarkable improvement such as picking up tarps, straightening up lawn chairs, and picking up trash. Susan Loucka has agreed to contact the lot owner and acknowledge improvements and have the owner provide their approval plans for the dock that is on the lot that is controversial if it was ever approved or if it is constructed to the submitted plans.

**Bruce Tesch** – Bruce reported there have been three finance committee meetings since the last monthly meeting. He said we now have a balanced budget. The amount of the budget was not changed but new accounts were created and redundant accounts were deleted. Getting the balance to budget resulted in drastically reducing the capital

improvement account, adding \$75K back into the reserves for a reserve total of \$350K and another \$50K directed to go into reserves in the 2014 budget. We are now ready to make two motions, one to approve the amended budget and the second motion to direct any unaccounted income to go directly into the capital improvement fund to be used on capital improvements voted on and only up to the account amount. At this time there is approximately \$10k coming in as unaccounted income (\$4200 insurance settlement and \$6500 fuel tank sale).

Mark Evans made a motion to accept the revised budget, seconded by Brian Greulich.

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-Absent	

Vote in Favor 8 to 0

Amy Busler made a motion to direct all future unaccounted income to go directly into the capital improvement fund. The motion was seconded by Susan Loucka.

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-Absent	

Vote in Favor 8 to 0

## **NEW BUSINESS**

Chris Ambs – I have brought an example of a street light top here to the meeting that could be good replacements for the six antiquated street lights along the entrance to the main gate. The entire street light including the pole and installation would be \$500 each from Vectren. They are somewhat similar to the new ones going into the south side of Ferdinand. There would be four along the entrance road, one at the entrance and one by the side entrance. Bruce said he is not against the new and nicer looking lights but he asks that the board refrains from making a motion tonight until we can get a good handle on the unaccounted income going into the capital improvement fund. Amy Busler agreed and asked for the board to take a look at the 70's street lights while driving in or out and we can discuss later.

## **COMMITTEE REPORTS**

1. Business Planning, Budget and Assessment Committee-Bruce Tesch  
Bruce reiterated that there were three committee meetings and we now have a balanced budget.
2. Infrastructure Committee-Mark Evans  
Mark said the Neighborhood Watch meeting held this past Sunday night was attended by few. He presented the Neighborhood Watch official signage and suggested instead of one in every neighborhood, there would be one at each of the three gates.
3. Nominating and Election Supervisory Committee-Jodey Reisz  
June elections are coming soon. Encourage and spread the word for interested members to run for a seat. There is also an additional board member resigning at the same time as the other three seats are up.
4. Rules and Regulations Committee-Susan Loucka  
Susan said she will be heading up the changes for the architectural rules needed for the siding issue. Brian Greulich also suggests we ask Phil Brown the town and county building inspector to be involved in this meeting.
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  
Kendall Thompson, no report
8. Covenants and Restrictions Committee-Mark Evans  
Mark Evans, no report

## **MEMBER'S FORUM**

No members signed up for the forum

## **ADJOURNMENT**

Amy Busler made the motion to adjourn

Jodey Reisz, I'll second.

Amy Busler, all those in favor?

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

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

Vote in Favor 8 to 0

Meeting was adjourned at 6:56 PM.

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