

Christmas Lake Village
Board of Directors Monthly Meeting
July 13, 2013

Meeting called to order at 6:00 PM. A quorum was present. All board members present except Kendell Thompson

Owners Forum

1. Melissa Brockman - Presented ideas regarding Santa Claus Tourism plans for Christmas celebration 2013 and how businesses in Santa Claus may help with Festival of Lights within CLV to enlighten some of the darker areas. Board open to businesses participating with ideas and specific displays approved at future board meetings.
2. John Bowen - Presented 5 issues of concern A. a retention wall on a vacant lot along Balthazar on the lakeshore, B. site maintenance of new home under construction on Winter Ln., C. trailers parked on lot by owner on Winter Ln., D. dogs barking at residence on Angel Ln., E. dogs barking at residence on Star Dr.
3. Dee McCauley - Presented plans and personnel to organize and run the annual Garage Sale on Saturday, Sept. 21, 7 AM - 3 PM if the board will approve the date and reverse decision to allow the Garage Sale to proceed. Board approved the Garage Sale and the date. See motion below.
4. Jennifer Taylor - Spoke about 2 lots they have purchased on Lake Noel on Star Circle and the Subdivision 6 plat indicating these lots are classified as "A" lots meaning "Access for Common Usage".
5. Brett Krauskopf - Ask for exemption to late fees assessed his new house under construction. Now 3 months past the 9 month completion requirement per building regulations. Stated the house exterior and finish grading of yard would be completed within 30 days.
Board denied exemption. Will be assessed the \$300 / month penalty for 3 months exceeding the 9 month completion requirement. Board will delay 30 days to see if meets exterior completion requirement before enact additional penalties and require posting a \$30,000 bond.
6. Jeff Stillman - Thanked maintenance staff for prompt cleanup after recent wind storm with trees and limbs across roads.
7. Larry Louka - Raised several issues and gave copies to board members. Many of these go back to actions of previous boards for which this board can not take action.
8. David Walters - Requested CLV grant approval for excess dirt be given to Habitat House being constructed outside the village. Board approved. See motion below.

Minutes from the May 9, 2013 CLV meeting were approved by board.

Treasurer's report:

Income year to date	\$766,052
Expenses YTD	291,905
Net Income YTD	474,148
Total Monies on hand	1,030,043
Reserve Funds	353,029
Capital Improvement Fund	19,642 *

* Back gate estimated replacement; \$10,500 of which \$ 3,679 will be paid out gate repair with remaining balance pulled from Capital Improvement.

Treasurer's Report approved.

Delinquency Report: Past years assessments collected in June \$3,064.06
Total outstanding \$423,617.38

Manager's report:

1. State mandates bi-annual inspections of our dams. Last inspection notated potential damage to toe drain and need to inspect lateral drain on Christmas Lake. Toe drain was replaced last month and inspection of lateral indicates in good working order.
2. Road paving recently completed with minimal problems for residents. Budgeted \$135,000, Actual Cost \$140,706
3. New rear gates installed by golf course. Old gates will be removed within a week.
4. Trail Project Meeting, July 16 at 1 PM at Santa Claus Firehouse to hear presentations regarding biking/walking trails from Santa Claus to Lincoln Parks.
5. UTV and ATV's - Santa Claus town ordinance prohibits UTV, ATV & Golf Carts on all roadways within Santa Claus. CLV some years ago granted permission for golf carts as long as traveling to and from golf course and have slow moving vehicle sign displayed on rear of cart. Enforcement and fines for violation of UTV's and ATV's by complaint to gatehouse and property manager.
6. Member requested compensation for damaged electrical utility equipment and personal hardship due to maintenance inadvertently hitting electrical box in right of way while mowing. Chris agreed with owner to pay for damage to electrical components.
7. Second installment of assessments due July 15 for those electing 2 payment system.
8. Residents responsible to tell all contractors to only use the main gate entering and exiting CLV.
9. If residents have an issue with gate attendants bring the matter to attention of Property Manager and not take out verbal abuse on the gate attendants. FYI (3 gate attendants have resigned in last month)
10. All fish regulation and limit signs have been removed from boat launch areas pending a fish evaluation of all 3 lakes later this fall.
11. CLV real estate reports 5 homes sold, 2 lots transferred and 1 home re-rented in June

12. Website is up and running and a Classified Section will be made available soon. Rules and Regulations Committee to establish guidelines for classified section

13. Moving the dirt, from the dredging the south arm of Christmas Lake, off the upper parking lot of the RecCenter is a slow process with our limited equipment and staff. Free dirt is available to CLV residents within the village; Resident provides equipment to move the dirt. Get approval from Property Manager beforehand. Will have more dirt generated this fall and winter when the North leg of Christmas Lake is dredged, but it will be stored on CLV property adjacent to that arm of the lake.

Actions Items:

1. Discussed posting on CLV website property owners delinquent in assessments. A few years ago posted same with negligible results. CLV attorneys advised against all accounts with property owners living in Southern Indiana as they are in process of taking court action on each individual case.

2. Discussed need for support staff in CLV office for 3 reasons. Currently no one trained to do the job except Julie; there are peak times when additional staff is needed, i.e., annual meeting mailings, annual assessment mailings; and due to career workload of all board members, having a difficult time getting the minutes recorded and posted in timely manner for all residents.

Bruce made motion to appoint Chris, Julie and 2 board members to review job needs and bring recommendation to next board meeting. Passed 5 yes, 1 no, 1 abstain.

Don and Mark will work with Chris and Julie on this project.

3. Because of the work schedules of the Treasurer and Vice-President it is very challenging to get two signatures on checks in a timely manner.

Bruce made motion to permit Amy and Mark to continue to have signature authorization on CLV checks. Passed 6 yes 1 no

Old Business:

1. Susan presented on going issues with owner of lot 6-128 and the "floating dock" that was not approved as a dock on Lake Noel. Owner claim it is a floating raft but he has it anchored to the shore line with bars driven into the lake bed and cables tied the item in question to a tree on the shore. There have been on going issues with junk on this vacant lot. Warning letters have been sent advising of clean up required or fines will be assessed. Susan will continue to work to get this resolved within 30 days or bring recommended action to next board meeting.

2. Susan reported the Architectural Rules Committee will review current building regulations and bring back recommendations to board for approval.

3. Mark discussed problem with acoustics in the Rec Center and he has a proposal and looking into other options before bringing a recommendation to board for approval.

4. Amy made motion to permit Habitat to take dirt from CLV's excess supply with Habitat providing a waiver of liability and they provide the equipment to remove the dirt. Approved 7 yes

5. Bruce made motion for Chris to bring plan to next meeting allowing residents to remove dirt at their expense and liability for 60 days and after that CLV board will take bids to have dirt removed off Rec Center parking lot at CLV expense. Passed 7 yes
6. Mark made motion to permit the committee represented by Dee McCauley to proceed with the CLV Garage Sale on Saturday Sept. 21st 7 AM - 3 PM. Passed 7 yes
7. Bruce reported on progress Kendell is making getting a university to do the fish survey of all 3 lakes at minimal expense to CLV. Bruce made motion if no university tells CLV by September board meeting they will complete the fish survey that we precede with the bid of \$3200 from a professional company. Passed yes 7
8. Jeff Stillman reported the town of Santa Claus did not receive the grant for the biking/hiking trail from highway 245 through town across highway 162 down to the entrance gate of CLV.

Committee Reports:

Business Planning - Bruce reports will soon begin budgeting process. Asked how we are going about forming committees to help each standing committee in their area of responsibility.

Email out this week and on website to inform owners of opportunity to serve on a committee.

Nominations and Elections - Brian no report

Rules and Regulations - Susan reports committee to start meeting to review Building R & R and Holly Park R & R and work with Chris on website classified ads posting rules.

By-Laws - Susan no report

Parks and Recreation - Committee member in audience reports frustration over lack of meetings as they had started a 5 year plan and no nothing is happening. Don reported will get with Kendell to start committee action again.

Covenants and Restrictions - Mark reports progress on getting the rewritten C&R's needs another review to confirm in line with By-Laws and then plan how to get these out for affirmative vote. Difficult challenge is the required number of votes to implement new C&R's as written by our attorney.

Meeting adjourned at 8:35 PM