

Christmas Lake Village
Board of Directors
05/09/2013

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 12 Association members in attendance.

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

READING OF MINUTES

Mark Evans made a motion to approve the following minutes with a corrected name change in members forum section:

- April Monthly 04/11/13

Dave Walters seconded the motion.

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

Vote in Favor 8 to 0

TREASURER'S REPORT

Bruce Tesch reported the balances for year to date at the month ending April 30, 2013 were:

Income:	\$736,050
Expenses:	\$205,688
Net Income:	\$530,394
Monies on Hand:	\$1,030,012
Reserve:	\$349,999
Capital Imprv. Fund	\$10,641

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

Mark Evans seconded.

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

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

Vote in Favor 8 to 0

DELINQUENCY REPORT- Chris Ambs

Beginning of April	\$484,697
End of April	\$451,104
Collected/adjusted	\$2,540

Another \$3000 was collected today from late assessments from a court judgment.

MANAGER'S REPORT- Chris Ambs

- Lake dredging for this years finger dredging is now completed. Cleaning up is in process and the bags will be removed in 4-5 weeks depending on the weather.
- We now have two young individuals who will be sharing the lake patrol duties this summer.
- Chipping is now completed for this season
- Boat slips have been reassigned as of May 1st. For further information there is a total of 167 total boat slips which 109 of them are for runabouts, and the other 58 are pontoon slips. Out of the 109 runabout boat slips, 14 are rented. Out of the 58 pontoon slips, 41 are rented with 14 available.
- We have two nominations for the three available board openings.
- We have had 289 members take advantage of the two pay assessment, which provide \$80,000 income on July 1.
- I regret to say the patrol boat purchased early last year has sunk at its dock. We have pulled it up and it is at the shop for repairs. It has a rotten transom. We basically have a \$2000 motor on a \$500 boat.
- Contractor's will not be able to come in prior to 7:00 a.m. When the heat of July and August arrive there will be exceptions granted only if there is a 24 hour notice given by contractor. It will be at the property manager's discretion to grant the exception based on the reason.
- We now have Wi-Fi at the rec center for no charge to the village. This will be a benefit during rentals, and also for someone wanting to come to the beach to study, etc.
- The website is up and running and will also include a classified section and a calendar to show various events and rec center rentals.

ACTION ITEMS

Yard Sale Committee – Amy Busler stated no one has come forward to be the lead on the yard sale committee.

Mark Evans made a motion that due to a lack of participation on the yard sale it will be cancelled this year.

Dave Walters, I'll second.

Amy Busler, all those in favor?

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

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

Vote in Favor 7 to 1

Bike Trail – Mark Evans asked if we should be responding to the request from the town or the engineering firm in regards to us deeding the property for the trail. Mark commented about concerns of the trail ending inside the village after the gate without any security of a gate arm or such. Mark also stated he is concerned of the town maintaining the area if we deed the property over. He said if the area is to be mowed and maintained like the Kaspar gate, we shouldn't even consider.

Amy Busler commented that they didn't ask for a decision or for a response from us, we should wait for them to approach us.

OLD BUSINESS

Lot 6-128 – Susan Loucka is working on this and she is absent this evening.

Architectural Rules - Susan Loucka is working on this and she is absent this evening

Weed Control - Kendall Thompson said he has nothing to report

Back Gate Replacement – Chris Ambs provided the board with an estimate to replace the back gate and replace with a duplicate of the Kaspar gate and all of its functions and software. The estimate is from All American Locksmith and Alarm for \$10,318 and a \$500 credit given for using some of the existing hardware off the old gate.

Amy Busler suggested a motion to approve the purchase, Bruce Tesch said he would like to use \$2000 out of the gate repair fund and the remaining come from the capital improvement fund.

Amy Busler then made a motion to purchase the new back gate for \$10,318, with a \$500 for using some used hardware off the old gate, with \$2000 coming from the gate repair fund and the balance coming from the capital improvement fund.

Dave Walters, I'll second.

Amy Busler, all those in favor?

Amy Busler-Aye	Bruce Tesch -Aye
Jodey Reisz-Aye	Dave Walters-Aye
Susan Loucka-Aye (via phone)	Betty Clayton-Aye
Brian Greulich-Aye	Mark Evans-Aye
Kendall Thompson-Aye	

Vote in Favor 9 to 0

Entrance Way Lighting Replacement – Amy Busler stated that after further investigating, the previous quoted \$500 amount per light did not include installation. The installation cost is \$3000 additional.

Chris Ambs – We are going to get some paint, banner brackets, and banners and dress up the poles that we have now and make them look much nicer.

Member – Within the village if there are lights that are not working or come on or off at the wrong times, Vectren said they should be marked and they will fix or replace them.

Chris Ambs – I have the red caution tape available for marking. Vectren has asked us to wrap red caution tape around the poles of the lights that need attention.

Lake Surveys – Bruce Tesch stated for keeping a well managed lake it is suggested that we do a survey every 3-5 years and after investigating by Chris and himself it appears there has not been one completed for several years. Bruce said what seems to be the issue is we have an imbalance of fish. In the past, members have said it used to be one of the better crappie lakes around, but not anymore. There are quite a few bass, but they are all undersized.

Bruce Tesch made a motion to return the previous \$2500 back into the lake stocking account that was removed during budget meetings so there is money there for a survey this fall.

Mark Evans, I'll second.

Amy Busler, all those in favor?

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

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

Vote in Favor 8 to 0

Rec Center Acoustics – Amy Busler said we have talked about in the past of improving the acoustics inside the rec center. Mark has received quotes late last year that included wireless speakers and microphone. Is this something we still want to pursue? After discussions it was decided for Mark to update the quotes for acoustics only, without the speakers and microphone capability.

Al Bauer update – Amy Busler said she was contacted via email that she forwarded to Chris Ambs. The emailed letter is from the insurance claims department and they are asking if we want to back off the felony charge and have it reduced to a misdemeanor. CLV has been reimbursed for all the missing funds except for the \$500 deductible. By leaving it a felony charge we might have to wait a year for the deductible. Amy Busler said she feels since he more or less stole from all members we owe it to the members to uphold our decision, and furthermore as a small business owner, it is crucial for employers to know when you hire a new employee if he/she has a felony record.

Amy Busler made a motion to keep the charge a felony and not lower it to a misdemeanor.

Bruce Tesch, I'll second.

Amy Busler, all those in favor?

Amy Busler-Aye
Jodey Reisz-Aye
Susan Loucka-Aye (via phone)
Brian Greulich-Aye
Kendall Thompson-Aye

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

Vote in Favor 8 to 1

NEW BUSINESS

Lot 1-141 Deed Transfer – Amy Busler said this lot owner has been taken to court because of owing back assessments. The lot owner then contacted an attorney and his attorney has since deeded the lot back to CLV. The attorney for CLV has responded saying we do not want ownership of this lot. The lot owners attorney has now deeded the lot to two defunct companies that are no longer in business, which we cannot collect past due assessments from. The lot is now in a “black hole” where we cannot collect assessments from. The board needs to come up with a way to prevent this from happening again.

Chris Ambs – Our lawyer has said that if the other attorney had prior knowledge that these two companies were defunct prior to deeding the lot to them, then there is an ethics violation committed by the lawyer representing the original property owner. Chris also added that the lot went from income producing into a new ownership where the two companies already owe us thousands of dollars in back assessments. The board agreed to let Chris continue to have our lawyer pursue this issue instead of allowing it.

Board Vacancy for One Year – Amy Busler said Betty Clayton is stepping off the board and has one year remaining on her term. We have one person who has submitted an application for the position and his name is Fred Kanzler.

Mark Evans – I understand that Julie is Fred’s daughter, would that be causing a conflict.

Fred Kanzler – Yes, Julie is my daughter and if the board feels that it will cause a conflict, I will withdraw my nomination.

Amy Busler - Fred, I don’t feel that is necessary. At this time we the board need to go outside to make a decision.

Amy Busler – (after board returns) we have made a decision

Bruce Tesch – The decision was unanimous to accept Fred on the board with a condition that he is censored on any decisions that deal with Julie and/or her position. Not that there is a plan for any changes, only so that it is noted and in the record up front.

Amy Busler - Fred, do you accept the board decision?

Fred Kanzler – Yes

Amy Busler – Betty thanks for your time on the board and it is appreciated. You are now excused.

COMMITTEE REPORTS

1. Business Planning, Budget and Assessment Committee-Bruce Tesch
Nothing to report, other than after election we will be getting busy with next years budget.
2. Infrastructure Committee-Mark Evans
I rode around with Dan and Chris the other day to look at roads and our plans in place for repairs.

3. Nominating and Election Supervisory Committee-Jodey Reisz
Ballots will be coming in the mail soon.
4. Rules and Regulations Committee-Susan Loucka
Absent
5. Personnel Committee-Jodey Reisz
Jodey Reisz, no report
6. By Laws Committee-Susan Loucka
Absent
7. Parks and Recreation Committee-Kendall Thompson
Kendall Thomson, no report. Bruce Tesch asked Kendall if the restocking and survey needs to be discussed in his committee and he agreed.
8. Covenants and Restrictions Committee-Mark Evans
Mark Evans, no report

MEMBER'S FORUM

Kelly Greulich – I want to ask how the Covenants and Restrictions are enforced.
Chris Ambs – To the best of my knowledge and coming from board direction, the enforcement of C&R's are complaint driven.
Kelly Greulich – When did that change, because the residents have never been informed of that change?
Amy Busler - I think Chris stands up here at every meeting and says they are complaint driven.
Chris Ambs- After receiving a complaint I approach the resident verbally first before issuing a citation.
Kelly Greulich – The problem I have with the complaint driven approach is if you need to report something than the person is likely going to find out who reported them and I don't feel it should be left up to members to report on violations of other members.
Amy Busler – Chris is very secretive of this procedure
Chris Ambs – Names of people who report are kept a secret by me. There are times when I see something blatantly wrong on my off time and I will approach that individual myself and it is addressed without a complaint.
Kelly Greulich – I would like to suggest the next time there is a mass emailing that it is included in the email that if a member sees a violation they need to report it since it is complaint driven.

Monty Hall – We have an ATV that I like to drive my grandkids around in here and on county roads. Chris Ambs yelled for our attention as we went by and Ginger was stopped and was informed UTV's & ATV's were not authorized on the streets in Christmas Lake Village. I stopped by the office a couple of days later and Chris told me also they are not authorized and if I had a problem with the rules and regs that I should come to the next board meeting on the 9th. So I am here to ask the board for permission to do so. I would like to be able to get authorization to drive to the back gate so that I can get out on the county road.

Don Vogel (member) – The village ordinance dittoed the town ordinance other than golf carts are allowed with SMV signage to travel from their residence to the course and back. Monty Hall – You as a board can do as you want in here and don't have to do exactly as the town does.

Amy Busler - I feel following the town guideline like we are doing is the right thing to do.

Jodey Reisz - I feel if he has the turn signals, lights and insurance, he is legal. But I can understand him not riding on the town streets.

Chris Ambs - I think it needs to go to infrastructure committee for further review.

Mark Evans – I volunteer to further investigate and work with Chris to get further information for the next meeting.

ADJOURNMENT

Jodey Reisz made the motion to adjourn

Bruce Tesch, I'll second.

Amy Busler, all those in favor?

Amy Busler-Aye

Jodey Reisz-Aye

Susan Loucka-Absent

Brian Greulich-Aye

Kendall Thompson-Aye

Bruce Tesch -Aye

Dave Walters-Aye

Fred Kanzler-Aye

Mark Evans-Aye

Vote in Favor 8to 0

Meeting was adjourned at 7:20 PM.

Respectfully submitted,

Brian E. Greulich

Christmas Lake Village Board Secretary

