

Christmas Lake Village
Board of Directors
09/12/2013

Pending Approval October Meeting

Kendell Thompson Vice President called the meeting to order at 6:00 pm. Kendell stated that he was sitting in for the President of the board, Don Vogel.

All members were present except Don Vogel & Amy Busler.

Members present were Kendell Thompson, Bruce Tesch, Brian Greulich, Fred Kanzler, Jayson Heltzel, and Mark Evans. Amy Busler arrived at 7:07 PM.

Kendell Thompson stated that tonight is a little different because a new board member is going to be voted in. There are five people that have turned in their application for the position. Kendell stated how this is such a good thing to have that many interested in the position.

Kendell then explained the process: Each person will speak for 5 minutes and tell about themselves. The board will take a 15 minutes break on the porch and vote on who they feel the best qualified and will seat the new board member.

Kendell noted that Don Vogel & Amy Busler were not present, and would be on the phone with them while discussing the position for the new board member, and Don & Amy would be voting by phone.

MEMBERS FORUM-

Sam Schatz- I would like to present an idea about Horseshoe Pits being installed by the Shuffleboard at the Recreation Center. I live four houses down from the Recreation Center; I'm interested in helping with the pits and having tournaments. I have lived here for 8 years.

Kendell Thompson- sounds like a good idea, if you are willing to help organize it.

Sam Schatz- I think we would need around two or four pits

Kendell Thompson- I know some pits are easy with sand and stakes, is that something we could do Chris?

Chris Ambs- the Shuffleboards are in concrete, we could probably do the pits pretty reasonable, if not free.

Brian Greulich- Maybe there is another place we could put them? Do you need lights?

Sam Schatz- Yes, some tourneys start at 6:30 and go to dark, maybe wouldn't have to do lights right away, maybe wait and see how many are interested, there are around 800 homes in the Village, I think we would have some interest.

Kendell Thompson- If you charge a small fee for the Tournaments, do you think that would help pay for the lights?

Sam Schatz- Yes, I think that would definitely be a possibility. The ones I have been in usually charge \$20.00.

Kendell Thompson- I think we should turn to the Parks Committee, I don't have a problem with this. Any other thoughts?

Mark Evans- We should get a survey done.

Bruce Tesch- We are at the end of finalizing the budget, we need to get it done right away.

Kendell Thompson- That is all we have on the Members Forum List, is there anyone else? Alright, if there is nothing else, I would like to thank the five people for putting their names in the hat, and taking interest in the position on the board, and showing up. At this point I would like for each person to come up and tell us who you are, how long you have lived here, and why you want to be on the board. Quick and informal. We will start with the way we received the applications. Let's start with Jeff Stillman.

Jeff Stillman- I moved into the Village 7 years ago, I have been on the board before. I have been on every committee since I have lived here, I'm involved in the town. The reason I'm running is to continue making this a better place to live.

Larry Loucka- I have lived here with my wife for 12 years. I have ideas that can help. The people will have more pride to live here. I think it is a great place to live and think it can even be better.

John Bowman- My wife and I have lived here for the past 3 years. I believe there is potential here that has not yet been seen and I think this board has the responsibility to protect the assets of all the people in CLV. I think with my past experiences, I can help with that process. I have given my resume to the board, if you have any questions.

Lisa O'Brien- I've lived in CLV for 26 years with my husband Steve, My only reasons to get on the board is to listen to the residents' concerns and fill their needs and wants.

Libby Myers- We moved into the village about 1 ½ years ago. I guess a comment I have, I don't want to sound like a social butterfly, but I would like to have more opportunity to meet other residents and see more community-sponsored activities here to let residents socialize. I have other thoughts also, but will keep it brief.

Kendell Thompson- At this time we will take a 10-15 minute break

Kendell Thompson- To make notice we do have a Quorum, we have 6 Members present, Amy Busler & Don Vogel will be on the phone at time of discussion and voting of new board member.

Kendell Thompson- At this time I want to go ahead and fill our position, this is a 10-month position and I want to encourage the others to re-submit to the board again in the future. Again, I want to say how happy I am to have 5 people interested in this position. We had a split vote and had to go around with Amy and Don on the phone, I want to invite Libby Myers to the board. You will be serving the rest of this term, which will end June 2014.

TREASURER'S REPORT

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

Income:	\$826,178
Expenses:	\$544,783

Net Income: \$281,385
Monies on Hand: \$350,055.60
Reserve:
Capital Improvement Fund \$19,645.15

Mark Evans- Motion to accept the Treasurer's Report
Brian Greulich- Second Motion

Kendell Thompson-Aye
Bruce Tesch-Aye
Brian Greulich-Aye
Fred Kanzler-Aye
Jayson Heltzel -Aye
Mark Evans-Aye
Don Vogel-Absent
Amy Busler-Absent
Libby Myers-Abstain

Vote in Favor 6 and 1 abstain

READING OF MINUTES

Kendell Thompson- There are a few questions with the minutes, Item # 2 Larry Loucka asks why the main gate is not painted white, and it is stated that Don Vogel responded that the color of the gate is not high on the Boards' priority list, but they will look into it. It is unclear if Don Vogel did say this. Does anyone recall? It was Don, Kendell Thompson repeats, it was Don?

Item #3, questioned the last name of Les with Bankers Life & Casualty. It was said to be the last name Bank, but no one knew, so Kendell says we will just leave it as Les and no last name.

Kendell Thompson- going to page 2, Amy Busler makes a motion to approve minutes with proper Board member votes added and for her basketball court statement to be included, question at hand was who made the second motion? Mark Evans made the second motion.

Page 3-Item # 4, Amy made a motion to allow Chris to discharge blanks for the turkey vulture abatement and continue looking into sending notices to property owners; question at hand is who seconded the motion? Kendell Thompson made the second motion. The motion passed unanimously.

Page 5 -Item # 3 Mark made a motion to hire a part-time employee to assist the Office Manager and Property Manager and take Board Minutes. 4 hours 5 days per week from 10am-2pm, and attend Board Meetings. Anyone have a question about what we said? Moving down further in that paragraph, Don said we need to find the money to hire the position by October because CLV is vulnerable with no administrative staffing back up. Then Amy said we need to cap the salary, the question is does anyone remember if Amy said that? No one could remember, and Amy wasn't present. Mark in the minutes. The next question was asked about the votes which were stated as 4 Yes and 2 Opposed, with Amy & Brian opposing. Is this correct Brian? Brian Greulich-yes.

Kendell Thompson- Mark made a motion to adjourn, who seconded that? No one responded. Bruce Tesch indicated since reading the notes, that the CLV Commercial cost for the lake survey was \$12,400 per lake. Bruce corrected the minutes stating that the total should be \$3900 for all 3 lakes.

Kendell Thompson- That was me that said that. So, we can correct that in the next set of minutes.
Kendell Thompson- Do I hear a Motion to accept the minutes?
Mark Evans- First Motion
Jayson Heltzel- Second Motion

Motion passed unanimously

Delinquency Report:

Past years Assessments collected month of August: \$1312.77

This year's Assessments collected August: \$1605.50

MANAGERS REPORT – Chris Ambs

1. Dirt getting cleaned up in the next week or so. You may have noticed the upper parking lot.
2. Turkey Vulture update, this has been a problem here in CLV for a lot of years 18-20 years, maybe 30. I have spoken to Judy Lovens, through the USDA Wildlife Department, she is willing to come in and give the CLV Residents a class on how to assist us in getting rid of Turkey Vultures.
3. Water Treatment Facility- I talked to Wayne Utley who stated Phil Koch's Estate is still being settled, he is not ready to talk about the outcome of the Water Treatment Facility. It will be another 3-6 months before the Phil Koch Estate is settled.
4. Brett Krauskopf Property- Had a deadline of the 11th of last month, there was a substantial amount of work done on that property to stop the penalty clock at the 3 month level.
5. Festival of Lights- The board made a motion several months ago, I think back in January or February to appoint a Festival of Lights Committee Lead. We are coming up on the Festival of Lights and throwing it out there that the board probably needs to find someone to do this.
6. Classified Section- I'm recommending we take this down and add a CLV Bulletin Board. It would be my responsibility. Kendell Thompson stated this would be basically the same rules as the classified section, and no need for a Motion, told Chris to just go ahead with it.
7. Trunk or Treat- October 24th, 2013, 6-8 PM, up at the Santa Claus Community Center. We will try to get the word out a little better this year. This is a Y WEE CARE sponsored event, not a CLV sponsored event.
8. New Lot Owners- There were seven homes sold in the month of August; I have plans for the board to review before they leave tonight. Any questions? Kendell Thompson asked Chris if he knows how many Renters there are. Chris stated that he didn't want to pass inaccurate information. Mark Evans said around 40. Chris stated a Renter doesn't have any of the privileges of a Lot Owner such as having a boat on the lake, renting the Recreation Center. The Lot Owner pays the Assessment not the Renter and the Lot Owner has the voting rights..

ACTION ITEMS

1. Kendell Thompson said the Board received a letter from a Renter and the board has all read it. Kendell recommended the letter be referred to the Rules and Regulations Committee.

OLD BUSINESS

1. Architectural Covenants and Restrictions update Shaker Vinyl Siding
Kendell Thompson- Do we have an update? Susan Loucka responded from the floor- No

2. Acoustics Recreation Center- Mark stated that Chris heard from Uebelhors last week Installation date not available as of meeting time. That's all we know at this time.
3. Lake Survey Update: Kendell stated that he had a conference call along with Bruce and Dr. Hook from Purdue. They are very excited about being on board with our lake project. They are putting together a proposal. Bruce states he hopes it does work out with Purdue but reminded Kendell we do have to have a firm proposal at October's meeting, and if we don't we have to go to the Professional Bid, which is?? Control for \$3900. Kendell said he agreed with that too.

NEW BUSINESS

1. Truck Replacement

Fred Kanzler spoke about the condition of the old truck. Chris Ambs has all the estimates for the new truck. Chris states that Ruxer came in with two different bids on a 2013 and 2014 F550 and Sternberg with two different estimates on Dodges.

Fred Kanzler asks Chris which truck he recommends to go with.

Chris stated that Dan Lautner was the most in favor for the 2013 Ford F550, \$64,815.

Bruce Tesch - There is nothing in the budget, because the budget has not been voted on, however the Finance Committee has put a Place Holder in, but it will not go into a recommendation for the board unless we have a Motion to approve. Bruce says we will have to finance and spread it out over the next 5-6 years.

Kendell Thompson made a motion to discuss the best way to go about this truck, do I have a Second.

Mark Evans seconded the Motion.

Brian Greulich stated we should get other estimates.

Bruce Tesch recommended also getting more bids, and using the Estimate at hand, and trying to get the cost down.

Amy Busler walked in @ 7:07pm into the meeting

A Motion was made for the board to get more estimates to buy a truck, not to exceed \$66,355 plus financing.

First Motion made by? Second Motion made by? Vote in Favor 7-0

2. Reserve Account 3 Passbook Access;

Bruce Tesch stated that we currently have three different Reserve #1 is a 60-Month Step-up CD that expires the end of December 2015. However, Reserve #2 expires December 2014. Reserve # 3 is sitting in a Passbook Account right now making little interest. Requested permission to look into higher interest rates for our money. Reserve #3 I think we need to establish a reserve

account that is accessible and the Finance Committee is poised to present an option to the Board on that amount, as well a minimum level that the Reserve Account should be set at.

3. Gate Replacement;

Bruce Tesch, This will be a Capital Expenditure and would need to be voted on by the board. We have a placeholder in the budget and Chris Ambs was asked to get a bid.

Amy Busler questioned why do we need the Exit Gate? What's the issue?

Chris Ambs commented about people that wait in line to get through the visitor gate, get frustrated and try to go through the exit lane.

Bruce Tesch stated that he supports fixing every gate in CLV and he asks the board to approve it.

Mark Evans made a Motion pending funding of this estimate to pay for it.

Bruce Tesch Seconded the Motion.

Kendell Thompson- All in Favor

Mark Evans-Aye

Bruce Tesch-Aye

Brian Greulich-Aye

Fred Kanzler-Aye

Amy Busler-Nay

Kendell Thompson-Nay

Jayson Heltzel-Nay

Libby Myers- Abstain

Don Vogel-Absent

Vote; 4 in Favor, 3 opposed, 1 abstain. Motion Approved.

Committee Reports

1. Business Planning, Budget and Assessment Committee

Bruce Tesch stated that the committee has had two meetings and another meeting is scheduled for Tuesday. We have gone through all the major items; some you will be voting on tonight. We will have to start cutting some of the GL Accounts and then we will have to decide where the assessment needs to be. We will give a recommendation to the Board at the October meeting. The Budget meeting is Wednesday, September 18, and if we don't get the Budget done, we will meet every week, until we can present in October.

2. Nominating and Election Supervisory Committee: Brian Greulich talked about having meetings in October.

3. Rules & Regulations: Brian Greulich says he doesn't know why his name is on this. Kendell Thompson suggested to skip this one for now.

4. By Laws Committee: Kendell Thompson- We will wait for Don on this one

5. Parks & Recreation: Kendell Thompson – We haven't had a meeting since the last one, but Lisa O'Brien has been making progress.

Lisa O'Brien spoke about having a meeting last Thursday, and apologized for those that didn't know that Kelly Greulich and I were there. We talked about repair of the parking lot at Recreation Center and estimated a cost of \$2000. Other items on the agenda were mulch for playground areas, signs for Holly Park, handicap signs, no rollerblade signs for basketball & tennis courts, nets for basketball goals. A sign is needed to let people know they need to go to the Gatehouse to get key for Tennis Courts. We thought we could get some volunteers to paint the wood on signs through CLV. We would ask for the paint to be paid for. Repairs/Maintenance needed are: a swing over at the park, the wood surface on the tennis courts, recreation center needs to be power washed and the horseshoe pits are a great idea that Sam Schatz brought up. Bruce Tesch says there is \$4550 in the Maintenance & Repair Budget. Lisa O'Brien also talked about some ideas for 2014/2015: New rock on the trail, Dog Park @ Holly Park, new concrete for Holly Park shelter and grills for Holly Park.

Kendell Thompson- I think all of this could go under Maintenance & Repair, with the exception of the Dog Park, I think that would go under Capital Improvement.

Amy Busler questioned what kind of mulch is used for the Playground?

Chris Ambs stated it is a special kind of mulch.

Amy Busler, questioned a liability issue of having Horse Shoe Pits. Amy Busler asked about the baseball field condition and if it gets used?

Lisa O'Brien says it gets used by families and it has some weeds.

Bruce Tesch- If you look at what the committee proposed for 2013, it comes to \$4210. There is \$4550 left in GL. There are no outstanding costs going to be charged.

Kendell Thompson- I say Chris go ahead and make his way through the list.

Brian Greulich says he is concerned about the broken swing.

Kendell Thompson asks for a motion for the 2013 maintenance & repair presented by the Parks Recreation Committee.

Brian Greulich made a Motion to complete the Maintenance and Repair presented by Parks and Recreation Committee.

Bruce Tesch Seconded the Motion.

Amy Busler-Aye
Kendell Thompson-Aye
Bruce Tesch- Aye
Brian Greulich-Aye
Fred Kanzler-Aye
Jayson Heltzel-Aye

Mark Evans-Aye
Libby Myers-Abstain
Don Vogel-Absent
Vote in Favor 7-0

6. Covenants & Restrictions Committee, Mark Evans had nothing to report.

Kendell Thompson asked to make note that Amy Busler joined the meeting at 7:07pm.

Amy Busler makes a Motion to Adjourn

Bruce Tesch Seconds the Motion

Kendell Thompson-Aye
Bruce Tesch-Aye
Brian Greulich-Aye
Fred Kanzler-Aye
Jayson Heltzel-Aye
Amy Busler-Aye
Mark Evans-Aye
Libby Myers-Abstain
Don Vogel-Absent

Vote in Favor 7-0

Meeting was adjourned at 7:48 PM

Respectfully submitted,

Christmas Lake Village Board Secretary

