

Christmas Lake Village
Board of Directors
1/9/14

Pending Approval at February 13, 2014 Meeting

The meeting was called to order by President Don Vogel at 6:00 PM and noted that a quorum was present.

Directors present were Don Vogel, Jayson Heltzel, Brian Greulich, Bruce Tesch, Mark Evans, Fred Kanzler, Libby Myers and Amy Busler.

Kendell Thompson was absent.

There were 9 Association Members in attendance.

MEMBER FORUM

Brenda Black, 582 S Tinsel Circle E, approached the board to continue a complaint that she states she has had since 2005 regarding the ditch across from her driveway. On December 21, Santa Claus received more than 5" of rain. This torrential rainfall caused the ditch across from the Black residence to overflow and run down her driveway and into her garage.

Ms. Black stated she has put in a drain across her driveway and built a berm in front of her landscaping to try and correct the issue.

Don Vogel spoke on behalf of the Property Manager in response to Brenda's statement. Christmas Lake Village takes drainage very seriously. A large portion of our budget is spent on drainage issues every year. Just this past fall, CLV corrected (12) separate drainage issues. Don stated that he did talk with the Property Manager about this issue and the possibility of placing a berm on Black's side of the property and doing the same to Black's neighbor, to divert the water, but it wouldn't stop the water that runs down the driveway. Amy Busler wanted to bring to everyone's attention that we need to be careful; we can't pick & choose which individuals we are going to help with water issues. CLV will have their hands full if we start opening the doors to individual problems. After much discussion between the board and members of the audience, Don Vogel referred back to Amy Busler's statement and told Ms. Black that it probably wasn't going to happen. Don went on to say that Ms. Black might want to pick up the idea and have a berm placed on her property.

Ryan Flannagan, 343 Evergreen Plaza S, spoke in front of the board about his fence proposal, which was approved. Don Vogel asked Ryan to bring a landscaping plan for this project.

READING OF MINUTES

Amy Busler made a motion to approve the 12/12/13 Monthly Meeting Minutes

The motion was seconded by Bruce Tesch.

Vote in Favor 6 to 1 with Libby Myers abstaining due to not being in attendance at the last meeting.

TREASURER’S REPORT

Bruce Tesch reported for the month ending December 2013:

Current YTD Income:	\$ 883,025 - Which is \$87,000 more than what the budget stated
YTD Expenses:	\$ 869,879
Current Net Income:	\$ 13,145
Monies on Hand:	\$ 574,734.27
Reserves:	\$ 351,706
Capital Improvement:	\$ 1,758

Bruce asked the board what they want to do with the remaining net income. Past boards have put the remainder back into Capital Improvement or leave the money in the general fund.

Mark Evans made a motion to accept the Treasurer’s Report. Fred Kanzler seconded the motion.

Vote in Favor 7 to 0

This vote was followed by discussion on where to put the remaining net income. After discussion amongst the board it was decided to put the money into the Capital Improvement Fund with Amy Busler making the motion and Mark Evans, who seconded the motion.

Vote in Favor 7 to 0

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for the month of December 2013:

Past years’ assessments collected in Dec 2013 -	\$ 3,365.54
Past years’ assessments collected for 2013 -	\$42,527.01
2013 assessments collected in Nov 2013 -	\$ 14,361.19
2013 assessments collected for 2013 -	\$ 756,346.92

Don Vogel commented on the reason why we have a surplus in our budget. It was due to Chris working with the attorney and Don wanted to commend his efforts.

MANAGER'S REPORT

- Festival of Lights – 12/14: Approximately 720 cars came through the gate. We collected \$1856.06 in monetary donations and 300 can/dry goods.
- Festival of Lights – 12/21: Approximately 200 cars came through the gate before we shut down the FOL at 7:30 pm due to the torrential rainfall. We collected \$568 and 200 can/dry goods.
- We received a letter from (1) visitor about the FOL and that they have been coming up here for the last 10-15 years and it is slipping – there is a lack of involvement between the village residents. The Property Manager challenged everyone, including the board, that if we don't do something for next year, then we don't need to host the event more than one night during the holiday season. We spend over \$5000 in the FOL; collect approximately \$3,000 - \$4,000 for the local food bank. In a business sense, it is suicide to do the FOL, but it is something that the community expects. We need better participation next year.
- Real Estate Report – 1 new renter, 1 new home owner and 2 vacant lots purchased in December 2013.
- Dredge Update – The equipment is currently iced in right now, but once we get some thawing they will start dredging again.
- June Elections – The election has been posted on the Marquee, we have sent out an email and it is on the website. We are actively accepting applications for board members.
- Speeding on the Increase – A couple of residents are complaining and want to know what CLV is doing about it. The Property Manager suggested the removable speed bumps – throwing out there for “food for thought”. Maybe next month come up with some recommendations on what to implement.
- Tractor Repair Bill – Maintenance that was completed in December 2013 – we received the bill in January 2014. The cost was over \$12,121.00. We only have \$20,000 in the maintenance budget for 2014. However, we rolled over \$12,000 in last year's maintenance budget to accommodate this bill.
- Leaf Pick-up – Mother Nature has to give us a break. We started off the season with a broken tractor. We got the tractor back and then the leaf collector broke down. Once everything fell into place, we got snow. We are hoping for some good weather next week and will be collecting until the end of January, mid-February. We are not going to give up on the leaves until they are all collected.
- Debt Collection – The Property Manager is working with a new agency. He has turned over 8 accounts. These accounts equate to over \$25,000.
- Christmas Tree Drop-Off – It's on the website, but not on the agenda. See the gate attend for the key to the Hanning Property to dispose of your Christmas Tree.

Ryan Flannagan asked about the dredging process and if we had enough capacity. The Property Manager commented that they would be dredging until all the bags are full. The process hasn't really started yet, due to the holidays.

Fred Kanzler asked the Property Manager if he had heard any news about the recycling. Don Vogel stated that we would be waiting for the town's input.

Brenda Black brought up the speeding issue and how our own town deputies are speeding. Bruce Tesch asked about having our own patrol. The Property Manager stated that he was advised by Joey Brown not to do it. In the past, speed bumps have been brought up. The Property Manager stated that they could be strategically placed in CLV.

Bruce Tesch brought up the tractor repair. We have money available since we no longer have the truck payment. It will take board action to move it, but it is there.

Also, the Property Manager reminded the board that the front gate repair was approved pending we have the funding.

ACTION ITEMS

There were no new action items to discuss

OLD BUSINESS

Kendell Thompson was absent and Don Vogel stated that he did not have an update on the lake survey.

NEW BUSINESS

Mark Evans wanted to get Phase #2 approved for the Rec Center. Amy Busler asked the members in attendance if they could hear better. Jeff Stillman stated he could hear better. Amy also asked if we need to spend an additional \$2500.00 on more panels. There was also discussion about a new PA system being installed after Phase #2 was complete.

Libby Myers suggested we get input from residents who rent the building in the next 30-60 days. Bruce Tesch wants a specific bid on Phase #2 and Don Vogel wanted to know how much improvement this would benefit the building.

The Property Manager spoke about the front-entrance gates. During the October/November Board Meeting there was discussion amongst the board and approval pending funding in 2014. The main exit gate doesn't work and the exit gate in the parking lot works sometimes. We didn't budget, but it was approved to fund the \$10,000-\$12,000 needed to repair the gates. The work will be done by All American Locksmith and it will resemble the gates at the Kasper gate.

Don Vogel asked for a motion to repair the gates. Mark Evans made a motion to repair the gates and Bruce Tesch seconded the motion. The Property Manager mentioned the urgency of getting this project completed. Some of the visitors like to go through the Exit side instead of waiting in line. This brought the Property Manager to speak about a recent break-in at the home of a CLV resident. The resident came home and found someone in their home and the intruder ran out the back

door. We want to get our security as good as we can get it. Our security is not very good at its best...if that makes sense.

All in Favor 7 to 0

COMMITTEE REPORTS

1. **Business Planning/Budget** – Bruce Tesch – Don Vogel & Bruce will be meeting with Ryan Oberhausen, a Certified Financial Planner at Fifth Third. They will discuss options on investing the \$125,000 CD coming due and also the \$75,000 sitting at Banterra Bank.
2. **Nominating & Election** – Brian Greulich – Meeting held in December 2013. We implemented procedures to advertise the 3 positions – keeping busy until election time. Don Vogel also mentioned that there were applications on the counter if anyone is interested in running for a position.
3. **Rules & Regulations** – Mark Evans – No meeting in December 2013. Our next meeting we will go through some of the rules, clean them up and get them approved at the next board meeting. Jayson Heltzel asked about who can attend the committee meetings. He mentioned that the last meeting there was some bickering about who can/can't go. Don Vogel stated that the committee takes care of their area of business and then they present the information to the Board. Jayson asked how we know when the meetings are held? Don stated that you should contact Mark. Mark & Don agreed that you can't have more than 5 board members in attendance. There was much discussion between the board about the members in attendance at the committee meetings. Jeff Stillman stated that the meetings are not open to the public. If you want to attend a committee meeting, you need to be invited by the committee chairperson. Don suggested to Jayson that he talk to Mark and have him invite him to the next meeting.
4. **By-Laws** – Jayson Heltzel- no report
5. **Parks & Recreation** – Kendell Thompson – absent - no report
6. **Covenants & Restrictions** – Libby Myers – no report

Bruce Tesch made a motion to adjourn the meeting. Mark Evans seconded the motion.

Vote in Favor 7 to 0

Meeting adjourned at 7:25 PM.

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties