

Christmas Lake Village  
Board of Directors  
2/13/14

**Pending Approval at March 13, 2014 Meeting**

The meeting was called to order by President Don Vogel at 6:03 PM and noted that a quorum was present.

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

There were (10) Association Members in attendance.

**MEMBER FORUM**

Ann Vogel, representing the CLV Garden Club, was present to discuss the Annual CLV Yard Sale. This year, the CLV Garden Club would like to be the recipients of the proceeds from the event. There was discussion amongst the board members on how the proceeds would be put back into Christmas Lake Properties.

Don Vogel introduced Ryan Oberhausen with Fifth Third Securities, who presented information on different options regarding the investment of CLV funds. CLV has (1) CD in the amount of \$125,000 that matures this month and another \$75,000 that can be added to the fund.

Phil Brown, Building Inspector, representing the town of Santa Claus, had a request. He asked that everyone come to his office or call before building to see if a permit is needed. Phil Brown also asked for clarification on the changes to the vinyl siding requirements.

Larry Loucka was present and wanted to know when we would be installing Handicap parking signs in the Rec Center Parking Lot.

Linda Slavick approached the board about speeding. She asked the board, "What are you going to do about it?"

Don Vogel addressed the issue by stating that CLV is not authorized to stop speeders. Matt Keller, Town Marshall was supposed to speak on the issue, but had to leave the meeting. Don suggested that Linda present the speeding issue at the next Town Board Meeting.

**READING OF MINUTES**

Bruce Tesch made a motion to approve the 1/9/14 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

Vote in Favor 7 to 1 with Kendell Thompson abstaining due to not being in attendance at the last meeting.

## **TREASURER'S REPORT**

Bruce Tesch reported for the month ending January 2014:

Current YTD Income:	\$ 596,519
YTD Expenses:	\$ 59,812
Current Net Income:	\$ 536,708
Monies on Hand:	\$1,012,248
Reserves:	\$ 351,706
Capital Improvement:	\$ 14,903

Amy Busler made a motion to accept the Treasurer's Report. Brian Greulich seconded the motion.

Vote in Favor 8 to 0.

## **DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the month of January 2014:

Past years' assessments collected in Jan 2014 - \$ 6,096  
2014 assessments collected in Jan 2014 - \$353,451.97

190 lot owners have taken advantage of the dual-payment program.  
450 lot owners are delinquent with a balance of \$432

## **MANAGER'S REPORT**

- Real Estate Report – 1 new renter (First time house being rented), 3 new home owners and 6 vacant lots changed hands in January 2014.
- Dredging –The dredge is frozen in. It will be a couple of weeks before dredging resumes.
- June Election – There are (3) positions open. We have yet to collect (1) application, but we are optimistic that we will receive a few by April 17.
- Speeding – on the increase – will discuss later in the meeting.
- Working with a new Debt Collection Service – HF Holdings – out of Tampa, FL. We have turned over some of the worst accounts
- Leaf Collection Update – Leaves are frozen solid and have been for the last month – 2 months. As soon as they thaw out, we will get back on it.
- Winter Lake Rules – The Gatehouse and the Property Manager have received numerous calls about walking on the lakes. Our rules do not say that you “can’t”, our rules say we don’t “advocate” walking on the ice. The Property Manager asked the Board if this is how we want the rule interpreted. Do you want the kids out on the ice? Do you want adult supervision? Do you want to leave it alone? There are a lot of concerned residents that are worried that someone is going to

fall through the ice. The Property Manager suggested that maybe Mark Evans could discuss this subject at the Rules Committee Meeting.

- East-bound lane on Hwy 162 that turns onto Kaspar. This is not a turning lane. You should avoid the shoulder when turning onto Kaspar.

Fred Kanzler asked if we could have the State make this a designated turn lane. The Property Manager has talked with INDOT and they will possibly put up a sign that states “Stay off Shoulder”.

The Property Manager also stated that as residents are coming out of Kaspar onto Hwy 162, they are to stay off the bike lane; it is not a turn lane. The bike lane is not designed to carry traffic.

- Delinquent Accounts – Giving everyone until February 15 to make payment arrangements for their assessment.
- Reminder – Office will be closed on Monday, February 17, in observance of President’s Day.

### **ACTION ITEMS**

There were no action items to discuss

### **OLD BUSINESS**

**Lake Survey Update** – Kendell Thompson – Kendell spoke to the group at Purdue. We should expect a full report in March.

**Acoustics for the Rec Ctr** – Mark Evans began by stating that Phase 1 has worked and that we are now talking about adding audio equipment. The Property Manager proceeded by explaining the current quotes we have for audio equipment.

Uebhlor’s – Ferdinand – quoted price - \$ 6,513.85. This system, using built-in speakers, would give us the opportunity to play music and the residents who rent the building could enjoy the sound system also.

Hometown Music – Huntingburg – quoted price - \$ 2,948.60. This system is a portable sound system without the opportunity for playing music.

The Property Manager also mentioned Phase 2 which included (18) more 1” panels for sound absorption at a cost of \$2,530.00.

There was discussion between the board members on which direction to go with the speaker system.

This issue was tabled until the March Meeting.

**Speeding** - Matt Keller returned to the meeting and Don Vogel asked him to address everyone with his ideas. Matt stated that they spend as much time as they can in CLV. They have 4 full-time guys now. They will continue to spend as much time as they can in patrolling the village.

## **NEW BUSINESS**

Don Vogel opened up for discussion the issue of the CLV Yard Sale. The date is September 13, 2014.

Bruce Tesch made a motion to have the yard sale on September 13, 2014. Kendell Thompson seconded the motion.

Vote in Favor 7 to 1 with Amy Busler opposed.

Amy Busler made a motion for the CLV Garden Club to oversee the yard sale and all proceeds will go back to the CLV Garden Club. Mark Evans seconded the motion.

Vote in Favor 7 to 0.

Don Vogel presented the board with Ryan Oberhausen's investments and Bruce Tesch discussed the options for CLV reserves. One option is more of a growth option and one is a safer option. Bruce went on to make a motion to take \$100,000 and deposit it into an annuity and \$100,000 deposited into a Mutual Fund. Kendell Thompson seconded the motion.

Vote in Favor 7 to 1 – Amy Busler abstained.

Don Vogel brought up the issue of speeding. Speed Bumps were discussed. CLV is concerned with other issues that complicate things when speed bumps are installed and create a greater liability. Kendell Thompson mentioned sidewalks, but that is a long-term solution. Larry Loucka brought up rumble sticks. The Property Manager stated that the rumble sticks would be a huge obstacle for the Maintenance Crew.

Trees at the Entrance of CLV - Amy Busler brought up the trees at the Main Entrance. They are an eyesore. She continued by making a motion to cut down the trees as soon as Maintenance has the time. Jason Heltzel seconded the motion. There was discussion between the board and those in attendance after the motion. Don Vogel added that if you look at the Trail System as it is proposed by the town, maybe doing nothing now is better and wait until we get further resolution from the town. Bruce Tesch also added that he would like to see a plan and know what the cost is going to be so we can budget the plan.

Vote in Favor 2 to 6 with Mark Evans, Libby Myers, Kendell Thompson, Bruce Tesch, Brian Greulich and Jayson Heltzel opposed.

Committee Meetings – Mark Evans gave the board members a guideline for Committee Meetings and wants to clear up the confusion of the current guidelines. Mark asked that the board review the paper so we can come up with guidelines that make sense to everyone.

Don addressed the board that we are looking for guidelines and wanting each of the board members to come back with some input on what we should be doing and put something in writing as to how our committees should be put together.

### **COMMITTEE REPORTS**

1. **Business Planning/Budget** – Bruce Tesch – Would like to have a meeting in March
2. **Nominating & Election** – Brian Greulich – Mentioned that we are looking for nominees – deadline is April 17
3. **Rules & Regulations** – Mark Evans – Next month we will have 4 rules that need to be approved
4. **By-Laws** – Jayson Heltzel – no report
5. **Parks & Recreation** – Kendell Thompson – no report
6. **Covenants & Restrictions** – Libby Myers – no report

Don Vogel asked all board members before adjournment – “Where is the external hard drive that has all the Executive Meeting Minutes?” It needs to be returned to the office.

Amy Busler made a motion to adjourn the meeting. Bruce Tesch seconded the motion.

Vote in Favor 8 to 0.

Meeting adjourned at 8:03 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties