

Christmas Lake Village  
Board of Directors  
7/10/14

**Pending Approval at August 14, 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, Brian Greulich, Jayson Heltzel, Mark Evans, Fred Kanzler and Amy Busler.

Lisa Gengelbach arrived at 6:20 PM & Bruce Tesch arrived at 6:35 PM.

Ryan Flannagan was absent.

There were (10) Association Members in attendance.

**MEMBER FORUM**

Larry Loucka gave a report on the Star Party that was held at Holly Park. 10 kids & 5 adults attended.

Larry also brought up the repeated issue of safety including police patrol in CLV and why the front gate is not painted white.

President Vogel addressed Larry's issues by stating that he is not going to make a big issue out of the front gate. If someone wants to, they can volunteer their time and cost of supplies to paint the front gate. Regarding the traffic issue; Since the Town of Santa Claus has added the 4<sup>th</sup> police officer, we have been getting patrols even in the middle of the night. We have only had (1) report of vandalism this summer with the presence of the police in the area.

Molly Susnjara approached the board in regards to the new trash rule. She suggests that CLV change the rule to exclude those individuals who are handicapped.

**READING OF MINUTES**

Brian Greulich made a motion to approve the 5/8/14 Monthly Meeting Minutes.

The motion was seconded by Amy Busler.

Vote in Favor 5 to 0.

Treasurer's Report was delayed until Bruce Tesch arrived later during the meeting

## **DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the months of May & June 2014:

Past years' assessments collected in May & June 2014 - \$ 2,051.92

2014 assessments collected in May & June 2014 - \$ 15,082.70

## **MANAGER'S REPORT**

- Real Estate Report – 2 new renters, 5 vacant lots, 9 existing homes changed hands during May & June 2014.
- Lake Holly Overflow – Dale Metal Fabricators placed a protective screen over drain.
- Road Repair Update – Should be complete by July 16.
- Dam Inspection – Budget planning stated a 3-year requirement. It is actually a 2-year requirement and it is due this year. It is a \$7400 expense.

Don Vogel brought up a couple of issues – (1) not on Agenda:

1. Don Vogel addressed the issue of Advanced Disposal's bill increase for trash pick-up. After speaking with Dan Elpers, there were just a few individuals who saw an increase and that was only to bring them in line with what everyone else was being charged.
2. After the 2 ½ hour delay in the counting of ballots, CLV asked Melvin Held's office about his cost for counting the ballots and eliminate the delay at the Annual Meeting. Melvin's cost would be \$200.00

## **ACTION ITEMS**

1. Our 72" Zero-turn mower has been out for repairs twice in the last few weeks. The board has quotes from All-Seasons, Tom's Lawn & Garden, & Hopf Equipment. After much discussion between the board and those in attendance, Fred Kanzler made a motion to purchase the mower from All-Season's. Jayson Heltzel seconded the motion. All in favor 6 to 0.

## **OLD BUSINESS**

Festival of Lights Survey – Property Manager will issue a survey by Friday, July 11 regarding the 2014 Festival of Lights.

## **NEW BUSINESS**

1. Al Ruckriegel is requesting to replace his jet ski with a newer and safer jet ski. After discussion between the board members the request was denied.
2. George Lindauer is requesting to make (2) ½ lake-front lots into (1) lot. The lots are 01-38-Z & ½ of 01-39. The issue was tabled for more discussion.
3. Dam Inspection – CLV doesn't have a choice – it has to be done this year.
4. Marjorie Kemper – Letter received from lot owner wanting CLV to exempt them from assessments until lot is sold. Don noted he would send her a letter stating that we will not exempt her from assessment or take her lot back.

## **TREASURER'S REPORT**

Bruce Tesch, Treasurer, reported for the month ending June 30, 2014:

Current YTD Income:	\$ 812,583
YTD Expenses:	\$ 321,901
Current Net Income:	\$ 490,683
Monies on Hand:	\$ 500,168.60
Reserves:	\$ 350,349.52
Capital Improvement:	\$ 14,905.36
Docks Account:	\$ 14,540.24
Rec Ctr Account:	\$ 18,379.86

Currently our Fifth Third Investments are giving us a 4.25% rate of return.

Brian Greulich made a motion to accept the Treasurer's Report. Mark Evans seconded the motion.

Vote in Favor 7 to 0.

## COMMITTEE REPORTS

1. **Business Planning/Budget** – Bruce Tesch – after we form the committees, we will probably have a meeting in August.
2. **Nominating & Election** – Brian Greulich – Jayson Heltzel made a motion to accept Melvin Held's cost of \$200 to count the ballots for the 2015 election. Lisa Gengelbach seconded the motion. All in Favor 7 to 0
3. **Ad Hoc Committee** - Don Vogel appointed Brian Greulich – since Park & Rec Committee is not a standing committee according to our By-Laws.
4. **Rules & Regulations** – Mark Evans – We will have a meeting on Wed., July 13 regarding committee makeup and off-road vehicles.
5. **By Laws** – Jayson Heltzel – no report

Amy Busler made a motion to adjourn the meeting. Fred Kanzler seconded the motion.

Vote in Favor 7 to 0.

Meeting adjourned at 7:10 PM.

Respectfully submitted

Julie Benningfield

Office Manager - Christmas Lake Properties