

Christmas Lake Village  
Board of Directors  
8/14/14

**Pending Approval at September 11, 2014 Meeting**

The meeting was called to order by President Don Vogel at 6:01 PM and noted that a quorum was present.

Directors present were Don Vogel, Brian Greulich, Jayson Heltzel, Mark Evans, Fred Kanzler, Lisa Gengelbach, Bruce Tesch, and Ryan Flannagan.

Amy Busler arrived at 6:35 PM

There were (9) Association Members in attendance.

**MEMBER FORUM**

Molly Susnjara and Maxine Hauser signed up to speak regarding the trashcan issue. Don Vogel told the ladies that the board is currently working on this issue.

Russ Luthy, Utilities Superintendent with the Town of Santa Claus approached the board about the replacement of aging lift station between Prancer and Dancer. Russ asked the board for a 25 x 35 easement to accommodate the new equipment. Also, Russ wanted to let the board know that the Town would be straightening the road to this lift station for easier access.

Don asked for a motion to approve this request from Russ Luthy.

Mark Evans made a motion to approve the request. Ryan Flannagan seconded the motion.

All in Favor 7 to 0.

Larry Loucka approached the board with the repeated issue of safety/color at the front gate of CLV.

Ryan Flannagan proposed a walking path around Lake Noel and Kaspar Drive. Don brought up concerns he had with this proposal. (1) People crossing Kaspar Drive, (2) Parking and (3) Utilization of the walking path.

**READING OF MINUTES**

Bruce Tesch made a motion to approve the 7/10/14 Monthly Meeting Minutes.

The motion was seconded by Brian Greulich.

All in Favor 7 to 0.

## **TREASURER REPORT**

Bruce Tesch, Treasurer, reported for the month ending July 31, 2014:

Current YTD Income:	\$ 856,007
YTD Expenses:	\$ 393,380
Current Net Income:	\$ 462,628

Monies on Hand:	\$ 474,817.00
Reserves:	\$ 352,053.56
Capital Improvement:	\$ 14,906.25
Docks Account:	\$ 14,665.86
Rec Ctr Account:	\$ 18,770.65

Brian Greulich made a motion to approve the Treasurer's Report. The motion was seconded by Ryan Flannagan.

All in Favor 7 to 0.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in July 2014 - \$ 8,196.77  
2014 assessments collected in July 2014 - \$ 32,170.58

## **MANAGER'S REPORT**

- Real Estate Report – 3 new renters, 10 vacant lots, and 10 existing homes changed hands during July 2014.
- Dam Inspection – Complete – Drew Flamion will be at the September monthly meeting to present a full report.
- Gregory House Lot 08-089 – Due to be demolished in the next week or two.
- Salt Contract – Nationwide salt shortage - Lowered our renewal amount to 50 tons, but the price has doubled. \$106.03/ton this winter vs \$63.50/ton last winter.

Chris stated that we do have 10 tons on site.

Other options brought up were beet juice and ash mixtures which CLV will be looking into.

- Interviewing for full-time gate attendant to replace Kathy Neighbors who retired after 21 years of service.
- Yard Sale – no pymts accepted at office. CLV Garden Club members - Ann Vogel & Dee McCauley are in charge of the sale.

### **ACTION ITEMS**

- Main Gate Island Color - Maintenance crews will be painting the CLV main entrance a glossy white and creating red/white candy stripes on the poles.
- Property Manager Job Description – The board had a copy of the revised Property Manager Job Description to review. The changes were based on the recommendations of CLV's lawyer in order to ensure that a real estate license is not needed for this position. Brian Greulich made a motion to accept the revised Job Description. Bruce Tesch seconded the motion. All in Favor 7 to 0.

### **OLD BUSINESS**

- George Lindauer Request - Don Vogel recommended that we do not grant George Lindauer with ability to join (2) half lots to create (1) lot so it can be sold at a later date. Jayson Heltzel made a motion to deny the request. Lisa Genglebach seconded the motion. All in Favor 7 to 0.
- Festival of Lights Survey – Chris Ambs went over the results of the survey recently sent out regarding the CLV Festival of Lights. The survey was emailed to 737. Out of the 737, it was opened by 476. From the 476 that opened the email, only 168 responded. Chris reviewed the questions and how the respondents answered the questions. Bruce Tesch, representing Waupaca Foundry stated that there is a high amount of participants from the plant that live in CLV and Waupaca will be donating \$1500 this year for FOL purchases. They will also be donating park benches to CLV this year, so the total donation to CLV this year from Waupaca will be \$10,000. The plant will also commit to donating \$2500 the next 2 consecutive years.

### **NEW BUSINESS**

- Water Treatment Plant – The Phil Koch estate has made an offer to donate the property where the Water Treatment Plant is currently located. Chris Ambs mentioned that the VP of Environmental & Safety Services, Brett Kraemer, walked through the building and let us know that it was a clean site. The building is a structurally sound concrete building. There was a lot of discussion of what can be done with the building and the many possibilities of an income producing asset for CLV. Bruce Tesch made a motion to accept the property. Jayson Heltzel seconded the motion. All in Favor 8 to 0.

## **COMMITTEE REPORTS**

- Budget Committee – Bruce Tesch – Budget Planning Meeting, Thursday, August 21, 6 PM at Gatehouse.
- Nominating Committee – Brian Greulich – no report
- Rules & Regulations Committee – Mark Evans – Don Vogel had a suggestion for the Rec Center Rental Rules. Key should be returned the night of party, not returning the key the next morning.
- Park & Rec Committee – Brian Greulich – will have a meeting after the Budget Planning meeting. Brian will email members of the committee with date and time of meeting.

Bruce Tesch made a motion to adjourn the meeting. Jayson Heltzel seconded the motion.

All in Favor 8 to 0.

Meeting adjourned at 7:15 PM

Respectfully Submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties