

Christmas Lake Village
Board of Directors
9/11/14

Pending Approval at October 9, 2014

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, and Ryan Flannagan.

Amy Busler and Bruce Tesch were absent.

There were (5) Association Members in attendance.

Drew Flamion was in attendance representing Commonwealth Engineering. He reviewed the Lake Inspections that were completed July 21, 2014.

All 3 lakes were given a Fair rating.

MEMBER FORUM

Larry Loucka thanked the board for painting the front entrance gates of CLV. Larry also asked about the new planters that were placed at the entrance. Larry questioned where they came from. He was told they came from Family Roots Nursery.

READING OF MINUTES

Ryan Flannagan made a motion to approve the 8/14/14 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

All in Favor 6 to 0.

TREASURER REPORT

Don Vogel reviewed the financial information for the month ending August 31, 2014 for Bruce Tesch, Treasurer, who was absent.

Current YTD Income:	\$ 890,375
YTD Expenses:	\$ 611,891
Current Net Income:	\$ 278,484

Monies on Hand:	\$ 259,725.77
Reserves:	\$ 354,749.20
Capital Improvement:	\$ 14,907.14
Docks Account:	\$ 14,666.48
Rec Center Account:	\$ 19,221.46

Brian Greulich made a motion to approve the Treasurer's Report.

The motion was seconded by Jayson Heltzel.

All in Favor 6 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in August 2014 - \$ 3,121.81
2014 assessments collected in August 2014 - \$ 25,860.67

MANAGER'S REPORT

- Real Estate Report – 1 new renter, 2 vacant lots, and 4 existing homes changed hands during August 2014.
- Yard Sale – 131 participants signed up. We have sent out 2 newsletters warning of congestion. Santa Claus Police will be patrolling in CLV during the sale.
- Festival of Lights – WKDQ will be at the CLV entrance on Dec 13 playing Christmas music from 5-7 pm.
- Wild Animals – Abundance of wild animals this year. Trapping of these animals will likely result in domestic animals being caught.

ACTION ITEMS

- Review bids for new Front Gate Arms/Intercom System – The bids are from All American Lock in Newburgh. They have installed the Kaspar/Back Gate Arms.

Ryan Flannagan made a motion to accept the bids from American Lock.

Jayson Heltzel seconded the motion.

All in favor 6 to 0

- Rec Center Acoustics – Phase II consists of panels on the side walls of the building. It will give the sound more cushion to absorb instead of bouncing all over the place.

Jayson Heltzel made a motion to accept the bid for Phase II.

Mark Evans seconded the motion.

All in favor 6 to 0

- Fish Survey – Using budgeted money for stocking fish on fish survey. Purdue didn't deliver on their survey results, so CLV would like to get Aquatic Control to survey the lakes. Then next year, we will be able to stock the lake according to the results of the 2014 survey.

OLD BUSINESS

- Water Treatment Plant – Waiting on bid from K & K for demolition of Water Treatment Plant. We are looking at all options on what to do with building. CLV does not have the deed yet.

NEW BUSINESS

- Rec Center Rules Update – The committee suggested changing the deposit fee from \$160 to \$180 and the time to return the key to the gatehouse.

Don Vogel voiced his concern on the \$180.00 deposit – this may deter members from renting the Rec Center.

Mark Evans made a motion to change the time to return the key, but leaving the deposit fee unchanged.

Brian Greulich seconded the motion.

All in favor 6 to 0.

- 2015 Budget – There is a 2% increase for 2015 which equates to \$8. Chris Ambros went over some of the highlighted items which include: \$13,000 new roof/stalls for Maintenance Barn; \$7,000 new salt spreader; \$15,000 (used) utility vehicle for office staff and transfer current red truck to maintenance; \$14,500 update from Sonitrol to All-American Lock; \$20,000 Water Treatment Plant – budgeted in case the board decides to do something with the building. We increased the salt budget to \$10,000 due to salt price increasing from \$ 106.00/ton vs \$63.00/ton in 2013.

Brian Greulich made a motion to accept the 2015 budget.

Ryan Flannagan seconded the motion.

All in favor 6 to 0.

COMMITTEE REPORTS

- Nominating Committee – Brian Greulich – no report.
- Rules & Regulations Committee – Mark Evans – Addressing Committee make-up.
- Golf Cart issue – We received a letter from Town Attorney Kevin Patmore, that if we pursue the issue, allowing golf carts, the town would no longer provide traffic patrol.
- Park & Rec Committee – Brian Greulich – will have another meeting in October.
- By-Laws Committee – Jayson Heltzel – no report.

Mark Evans made a motion to adjourn the meeting.

Ryan Flannagan seconded the motion.

All in Favor 6 to 0.

Meeting adjourned at 7:01 PM

Respectfully Submitted

Julie Benningfield
Office Manager
Christmas Lake Properties