

Christmas Lake Village
Board of Directors
10/09/14

Pending Approval at November 13, 2014

The meeting was called to order by Vice-President Jayson Heltzel at 6:01 PM and noted that a quorum was present.

Directors present were Brian Greulich, Bruce Tesch, Jayson Heltzel, Mark Evans, and Ryan Flannagan.

Don Vogel, Amy Busler, Lisa Genglebach and Fred Kanzler were absent.

There were (7) Association Members in attendance.

MEMBER FORUM

Ryan Flannagan approached the board about the 9-month construction limit on his home at 343 W Evergreen Plaza. Ryan advised the board that he would be done with construction by the end of October. He will also pay to have the street in front of his home paved to fix the damage done by all of the trucks and equipment. Ryan also requested permission to maintain/landscape the island in front of his home. He would like to place various plants/bulbs in this area.

Mark Evans made a motion to allow Ryan to maintain the island in front of his home.

The motion was seconded by Bruce Tesch.

All in favor 6 to 0.

READING OF MINUTES

Ryan Flannagan made a motion to approve the 9/11/14 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

All in Favor 6 to 0.

TREASURER REPORT

Bruce Tesch, Treasurer, reviewed the financial information for the month ending September 30, 2014:

Current YTD Income:	\$ 916,198
YTD Expenses:	\$ 648,446
Current Net Income:	\$ 267,751

Monies on Hand:	\$ 279,328.40
Reserves:	\$ 353,306.98
Capital Improvement:	\$ 14,908.04
Docks Account:	\$ 14,667.08
Rec Center Account:	\$ 20,302.26

Ryan Flannagan made a motion to approve the Treasurer's Report.

The motion was seconded by Brian Greulich.

All in Favor 6 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in September 2014 - \$ 2,762.00
2014 assessments collected in September 2014 - \$ 18,467.36

MANAGER'S REPORT

- Real Estate Report – 0 new renters, 33 vacant lots, and 4 existing homes changed hands during September 2014.
- New Gate Arms & Intercom system at the Main Gate and enhanced transformers installed at the Main Gate & the Back Gate.
- Acoustic Panels to be installed in Rec Center to complete Phase II. Should be complete next week.
- Don Vogel, President & Chris Ambs, Property Manager visited Doe Valley, a gated community in Brandenburg, KY on October 2. The purpose of the trip was to exchange information and points of contact. We did come back with some information/contacts on boat docks.
- Aquatic Control survey scheduled for November 3, 2014

- Member, Linda Owen, wanted to know why CLV allows political signs to be up for 35 days, but For Sale signs are limited to only 12 days a year during the open house event on the first Sunday of each month.
- 31 properties were transferred from Santa Land, LLC to Deelou, LLC

ACTION ITEMS

- No items for discussion

OLD BUSINESS

- Water Treatment Plant – CLV received a bid from K & K for demolition of Water Treatment Plant. The cost is \$24,000 to tear down the building. We would provide the fill dirt and seed/straw to finish the lot.

NEW BUSINESS

- Review/discuss the Committee Rule – The Standing Committee Posture rule is designed to give Committees guidelines on the membership and procedures for Committees.

Ryan Flannagan made a motion to approve the Committee Posture rule as written.

The motion was seconded by Brian Greulich.

All in Favor 6 to 0.

- Review/discuss the Litter Fine – Chris Ambs, Property Manager created the Littering Fine. If a property owner positively identifies someone littering, upon collection of the \$100 fine, the property owner would receive \$50. CLV will be placing Littering signs throughout the Village

Ryan Flannagan made a motion to impose the littering fine.

The motion was seconded by Bruce Tesch.

All in Favor 6 to 0.

- 9-month Construction Limit – Ryan Flannagan would like to have the rules reviewed in C&R's/Architectural Rules - The Rules & Reg Committee will take it for review.

COMMITTEE REPORTS

- Budget/Business Planning Committee – Bruce Tesch – no report.
- Nominating/Election Committee – Brian Greulich – no report.
- Rules & Regulations Committee – Mark Evans – Political Signs & Building Rules will be reviewed.
- By-Laws Committee – Jayson Heltzel – no report.

Bruce Tesch made a motion to adjourn the meeting.

Ryan Flannagan seconded the motion.

All in Favor 6 to 0.

Meeting adjourned at 6:42 PM

Respectfully Submitted

Julie Benningfield
Office Manager
Christmas Lake Properties