

Christmas Lake Village  
Board of Directors  
11/13/14

**Pending Approval at December 11, 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, Jayson Heltzel (arrived at 6:10 PM), Brian Greulich, Bruce Tesch, Ryan Flannagan, Mark Evans, Lisa Gengelbach, Fred Kanzler and Amy Busler.

There were (6) Association Members in attendance.

**MEMBER FORUM**

Jacob Bieber from Aquatic Solutions of Boonville briefed the board on their proposal for lake weed control for all 3 lakes. Our 3 main weed issues are Primrose, Pond Weed & Niada. Aquatic will do monthly sprayings. They will spot spray every public site around lakes in April/May. In June they would do a full spray. Then they would go back to a spot spray in July and another full spray in August. Aquatic Solutions is licensed with the Indiana State Chemist and all chemicals they use are aquatic safe.

**READING OF MINUTES**

Bruce Tesch made a motion to approve the 10/9/14 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

Vote in Favor 7 to 1 with Amy Busler abstaining due to not being in attendance at the October meeting.

## **TREASURER'S REPORT**

Bruce Tesch reported for the month ending October 2014:

Current YTD Income:	\$ 927,291
YTD Expenses:	\$ 718,917
Current Net Income:	\$ 208,373

Monies on Hand:	\$ 186,343.64
Dock Account	\$ 14,667.70
Rec Ctr Account	\$ 21,243.14
Reserves:	\$ 351,757.29
Capital Improvement:	\$ 14,909.18

Mark Evans made a motion to accept the Treasurer's Report. Ryan Flannagan seconded the motion.

Vote in Favor 8 to 0.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in October 2014 - \$ 1,202.95  
Total Past years 'assessments collected as of October 2014 - \$ 48,276  
CLV Budgeted Assumption was \$ 6,480 – a difference of \$ 41,796

Current year assessments collected in October 2014 - \$ 5,341  
Total current year assessments collected as of October 2014 - \$ 810,523  
CLV Budgeted Assumption was \$ 780,098 – a difference of \$ 30,425

## **MANAGER'S REPORT**

- Real Estate Report – 0 new renters, 2 new home construction plans were closed, 3 existing homes changed hands and 2 vacant lots changed hands in October 2014.
- Acoustic Paneling has been installed and Phase 2 is complete.
- Vandalism – Spray painting at Holly Park, Tennis Court and Stop sign at Donder & Ornament Circle. Maintenance crew has cleaned up all graffiti.
- Vinyl fencing installed at the end of Rudolph to keep cars from driving into CLV from CR 1450 N.
- Chipping is complete for the 2014 Season.
- Leaf Collection has started for the 2014 Season.

- Aquatic Control Fish Survey conducted on November 3, 2014. CLV should have survey results to report for the January 2015 meeting
- Vehicle replacement. 2009 Dodge Journey purchased for Office Personnel. Truck to be used by Maintenance.
- All gates have photo eyes upgraded and the entrance gate intercom system has been completed.
- CLV Employee Christmas Party scheduled for December 5 at 6:30 PM.
- Litter Fine signs have been posted throughout CLV.
- Building Permit timeframe issue – We will better brief the individual on the building process and explain the procedures. If you see a delay in construction, please get with the office and/or brief board on the issues.
- Salt spreader from Meyer Trucking has been picked up this year. It was approved to be paid for in 2015, but due to our good financial situation, we are able to pay for it in 2014.

Bruce Tesch made a motion to go ahead with the purchase of the salt spreader in 2014. Jayson Heltzel seconded the motion.

All in Favor 7 to 0

- Property Manager will be taking a vacation the week of November 24, 2014.

Fred Kanzler asked about the water treatment facility and why it was not on the agenda. Don Vogel explained that he had Chris take it off the agenda for a couple of reasons: (1) We want to get feedback from the community (2) Wait until after the election because there was some talk about what will happen to the Santa Claus Community Center. We will bring up the issue again after the first of the year.

### **ACTION ITEMS**

- CLV Christmas Bonus – Bruce Tesch passed out the information for employee bonuses.

Bruce Tesch made a motion to accept the 2014 employee bonus amounts. Ryan Flannagan seconded the motion.

All in Favor 8 to 0

- Interest charge for late and delinquent accounts – Anything that is delinquent after the 30-day grace period will be charged a fee. We are allowed to charge up to 21 % interest. Don Vogel suggested we start with 12% interest fee.

Don Vogel made a motion to approve a 12% interest fee. Bruce Tesch seconded the motion.

All in Favor 8 to 0

## **OLD BUSINESS**

Amy Busler brought up the issue of the trees at the front entrance. Why can't we cut them down? Bruce Tesch supports them being taken down, but we need a plan to replace them. Ryan Flannagan suggested Weyer Tree Farm.

Amy Busler made a motion for Property Manager to get quotes on trees for the front entrance. The board agreed on 6 ft height. Jayson Heltzel seconded the motion.

All in Favor 8 to 0.

## **NEW BUSINESS**

**Aquatic Solutions** - Don Vogel's first issue was to discuss the proposal of using Aquatic Solutions to maintain our lake weeds. Their bid to provide this service is \$ 21,700. Aquatic Control's estimate was \$ 60,000. CLV spends an average of \$18,000 a year on lake weed maintenance.

Bruce Tesch made a motion to accept Aquatic Solutions bid. Ryan Flannagan seconded the motion.

All in Favor 8 to 0.

**CD coming due** - \$100,000 CD coming due on Dec 28, 2014. Don Vogel spoke with First Security Bank. The CD is currently earning 4.25 %. We can renew the CD for 3 years at .30% or 5 years at 1.36%. Don Vogel asked that the board give him and Bruce Tesch approval to talk with Ryan at Fifth Third Securities and see what options are available for CLV.

Mark Evans made a motion to authorize Don & Bruce to get the information for CLV investments. Amy Busler seconded the motion.

All in Favor 8 to 0.

**Marquee at Kaspar Gate** – Ryan Flannagan approached Chris about a Marquee at the Kaspar Gate entrance. There is a town ordinance that prohibits an electronic sign within 500 ft of a residential dwelling. We could possibly put up a sign with flood lights or a non-lit marquee. Don Vogel suggested that we look at pricing and what is available.

Ryan Flannagan made a motion to research for pricing/signs for Kaspar & Back Gates. Bruce Tesch seconded the motion.

All in Favor 8 to 0.

## **COMMITTEE REPORTS**

**Business Planning/Budget** – Bruce Tesch – no report except that the donation from Waupaca was received by the office and the benches are cast and at the powder coater.

**Nominating & Election** – Brian Greulich – no report

**Rules & Regulations** – Mark Evans –Real Estate For Sale/Open House Sign motion – The motion was put in place in April of 1998. It will give realtors/home owners/lot owners an additional day of advertising. Instead of putting signs out on Sunday morning, the signs will be allowed to be displayed on Saturday also.

Jayson Heltzel made a motion to approve the real estate sign posting from Sunday to Saturday and Sunday. Bruce Tesch seconded the motion.

All in Favor 8 to 0

**By-Laws** – Jayson Heltzel – no report

Bruce Tesch made a motion to adjourn the meeting. Ryan Flannagan seconded the motion.

Vote in Favor 8 to 0.

Meeting adjourned at 7:53 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties