

Christmas Lake Village
Board of Directors
12/11/14

Pending Approval at January 8, 2015 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, Brian Greulich, Bruce Tesch, Ryan Flannagan, Mark Evans, Lisa Gengelbach, Fred Kanzler and Amy Busler.

There were (8) Association Members in attendance.

READING OF MINUTES

Mark Evans made a motion to approve the 11/13/14 Monthly Meeting Minutes.

The motion was seconded by Amy Busler.

Vote in Favor 8 to 0.

TREASURER'S REPORT

Bruce Tesch reported for the month ending November 2014:

Current YTD Income:	\$ 955,075
YTD Expenses:	\$ 770,709
Current Net Income:	\$ 184,366
Monies on Hand:	\$ 204,591.91
Dock Account:	\$ 14,668.30
Rec Ctr Account:	\$ 22,004.02
Reserves:	\$ 352,023.93
Capital Improvement:	\$ 14,910.28

Bruce also noted that we have pulled some expenses ahead. We purchased the salt spreader, the office vehicle and we are still going to be in good shape. This will also put us in better shape for 2015.

Amy Busler made a motion to accept the Treasurer's Report. Jayson Heltzel seconded the motion.

Vote in Favor 8 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in November 2014 - \$ 5,244

Total Past years 'assessments collected as of November 2014 - \$ 53,520

CLV Budgeted Assumption was \$ 6,480 – a difference of \$ 47,040

Current year assessments collected in November 2014 - \$ 3,906

Total current year assessments collected as of November 2014 - \$ 814,429

CLV Budgeted Assumption was \$ 780,098 – a difference of \$ 37,829

The Property Manager also noted that CLV has received \$ 96,058 in 2015 Assessments.

MANAGER'S REPORT

- Real Estate Report – 1 new renter (home not rented before), 2 existing homes changed hands and 1 vacant lot changed hands in November 2014.
- Leaf collection continues as weather allows.
- Fish Survey results are in.
- 2015 annual assessments have been mailed out.
- Working with Phil Brown discussing dos/don'ts on marquee at Kaspar Gate. Internal lit; non-glaring sign is within town ordinance as long as it sets 15 feet off the road. Hank's Signs in Ferdinand has some slightly used marquees from Jasper 8 Cinema that will fit our needs.
- Tree bids for CLV Main entrance received from Weyer Nursery & Family Roots. Weyer's estimate doesn't include planting. There is an additional fee of \$50 per tree for planting. CLV would then be able to use the trees we remove as structures in the lakes.

ACTION ITEMS

- CLV Employee Pay Raise – Bruce Tesch discussed/made a motion to process pay raises and give Chris Ambs, Property Manager approval from the board.

Ryan Flannagan seconded the motion.

All in Favor 8 to 0

Don Vogel discussed the fish survey and was very impressed with the work that Aquatic Control did.

Bruce Tesch spoke in detail about the survey and the recommendations from Aquatic Control:

Lake Noel issues: Undesirable fish – panfish, green-eared sunfish. These fish take away from growing red-eared bluegill. Exuberant amount of catfish. Encourage more taking of the catfish.

Lake Holly issues: Not a great population of catfish.

The shad are also a big issue in Christmas Lake: They are bigger than most of the bass in the lake.

The biggest recommendation is to adopt different creel limits, by lake, as stated in the survey.

Putting structure back into the lakes without the weeds overcoming it is just as important.

Bruce also suggested that crappie be stocked in all (3) lakes against the recommendations of the fish survey.

Nature will take care of itself when we get the lakes balanced.

Bruce Tesch made a motion to adopt the creel limits according to the survey, take pictures of fish so fisherman know what's good and what's bad, and set up a fisherman's advisory committee. We should also leave our crappie take at a very low level. Lisa Gengelbach seconded the motion.

All in favor 8 to 0.

- Entryway Trees – Amy Busler suggested something be done as soon as possible on the trees that line the entrance as they have become an eyesore. Mark Evans suggested not planting anything right away. Don Vogel suggested we replace all the trees on both sides of the entryway as early as possible.

Amy Busler made a motion to purchase (20) 8' Norway Spruce from Weyer Nursery at \$78/each, plus a \$50 planting fee per tree. We will remove the trees at the entryway immediately following the Christmas season. Bruce Tesch seconded the motion.

All in favor 8 to 0.

OLD BUSINESS

CD due 12/28/14 – Bruce Tesch discussed the proposed investment strategy of the CD that is coming due.

We are looking at the fund called BlackRock. This is tied to ½ international and ½ domestic, so you have a lot of balance. We will receive a 4-5% return per year.

Bruce Tesch made a motion to invest \$100,000 CD into BlackRock which splits it into 2 funds in the portfolio. Brian Greulich seconded the motion.

All in Favor 8 to 0.

Update on moving Town Hall and the Community Center – Don Vogel updated everyone on the latest town board/parks board meeting on possibly moving the Town Hall to the Community Center. This decision will also have an impact on what we do with the old water-treatment building.

Amy Busler brought up that a member questioned why we continue to have monthly meetings? Could we possibly go to quarterly meetings? Don Vogel stated that we have a responsibility to meet on a regular basis.

COMMITTEE REPORTS

Business Planning/Budget – Bruce Tesch – no report

Nominating & Election – Brian Greulich – no report

Rules & Regulations – Mark Evans – no report

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 7:15 PM.

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties