

Christmas Lake Village  
Board of Directors  
Annual Meeting 06/08/2014  
(Pending Approval at the 06/14/2015 Annual Meeting)

The meeting was called to order by President Don Vogel at 1:00 PM. He noted that a quorum was present and that the meeting was being recorded. There were approximately 15 Association members in attendance.

Directors present were Don Vogel, Bruce Tesch, Brian Greulich, Jayson Heltzel, Fred Kanzler, Mark Evans, and Ryan Flannagan. Absent were Amy Busler and Libby Meyers.

Vicky Ambs (member) read the following resolution:

‘BE IT RESOLVED THAT ALL ACTS AND RESOLUTIONS OF EVERY KIND AND CHARACTER OF THE BOARD OF DIRECTORS OF CHRISTMAS LAKE PROPERTY OWNER’S ASSOCIATION FOR THE YEAR COVERING THE PERIOD OF TIME FROM THE ANNUAL MEETING OF MEMBERSHIP HELD IN JUNE 2013 DOWN TO AND INCLUDING THIS DATE BE RATIFIED, APPROVED AND CONFIRMED IN ALL THINGS BY THE MEMBERSHIP OF THIS ASSOCIATION.’

President Vogel released Brian Greulich the chairperson of the Nominations Committee, as well as his volunteers for the purpose of counting the votes received from the office of Melvin Held, CPA for the individuals nominated for Director.

**READING OF 2013 MINUTES-Ryan Flannagan**

Marlene Bowen made a motion to accept the minutes. Ryan Flannagan seconded.

Motion carried

**TREASURER’S REPORT – Bruce Tesch**

I entered into this position 18 months ago and it didn’t take long to figure out through poor cash management and spending of the reserves we were headed down harrowing path. We went into December with not having enough cash to pay our expenses or our liabilities because of the late entry of the assessments that was negated until January. We did not have enough cash to operate and immediate measures had to take place. A CD that was not quite due had to be cashed in that offered funds to allow us to operate until assessments started to come in to make it through a two month period. We had an approved budget that had a 2% increase that I asked the board to send back to the committee and basically throw it out. Through many meeting we got a budget that actually worked. We had projects approved but unfunded. As of June I happily reported that we had resurrected the ship and we were cash friendly and headed in a positive

direction. By years end we had our Reserve back up to \$350,000 and we ended the year with cash excess of a \$125,000. We did not want to carry that money over so we purchased a new truck and paid it off with a portion of the \$125,000. We also accomplished other projects like the back gate and front gate. We put together a budget in January although it took tough cuts it further improved our financial position. So where do we stand, versus last year not 18 months ago going down the other way.

We corrected our financial position while keeping this year's assessment at a flat rate of \$432 per lot with no increase. There remains work to be done, such as five year planning and continued stabilization of the Reserves which should not be used for projects but for their original intent, as an emergency fund and as an investment tool to generate more money at low risk. We diversified our investment portfolio, by investing in safe but better return annuities and mutual funds that were vastly outperforming extremely low CD rates used in the past.

We set-up accounts to build funds from user fees from Docks and Rec Center that would be used in future for Replacements and/or additional updates since they were no longer being pulled into the general account for use of other expenses. These accounts stood at \$14,164.67 Docks and \$.17, 259.16 for the Recreation Center account. Plus there was just shy of \$15,000 in the Capital Improvement Fund...So in reality our true current reserves exceed \$400,000 if included.

**Cash assets** up \$12,000 from \$918,780 to **\$930,861**

**Property and equipment value** up \$205,549 from \$3,884,231 to **\$4,089,780**.

**Accumulated depreciation** has increased because of the Recreation Center and the Kaspar Gate. It is up to \$311,284 from last year when it was \$2,990,862 as a posed to now **\$3,302,146**.

Returning Earnings **\$1,152,019**

Net Income **\$538,573**

Total Equity **\$1,690,592**

Applauded the entire board for their hard work and fiscal responsibility and for Chris/CLV staff, as without their diligence and hard work in collecting past dues and sticking to the budget, our current financial position would not have been possible to turn around.

Mark Evans made a motion to accept the Treasures report. Jayson Hetzel seconded.

Motion carried

### **MANAGER'S REPORT-CHRIS AMBS**

Annual Managers' Report June 2014.

CLV Employees status

7 Full Times

Chris Ambs	Property Manager
Julie Benningfield	Office Manager
Dan Lautner	Maintenance Lead (currently out sick)
Mark Balogh	Maintenance
Gail Chappell	Gate Attendant
Kathy Neighbors	Gate Attendant (currently out sick)
Jeannie Bumm	Gate Attendant

Part Time

Sandy Webb	Gate Attendant
Peggy Hardy	Gate Attendant
Eugene McKinney	Gate Attendant
Susan Loucka	Gate Attendant
Debra Burkeen	Gate Attendant

Sam Helming	Maintenance
Ron Bays	Maintenance
Jerry Libbert	Maintenance

Summer Hire

Jackson Wilhite	Boat Patrol
Brad Devillez	Boat Patrol
Josh Knies	Lawn Care
Adam Price	Lawn Care

There are 864 homes in Christmas Lake Village as of June 2014 (-1 for fire). With 5 still under construction which will bring residential dwellings to 869.

Rental Properties; There are currently 53 Residential dwellings listed as Rental by deeded owners.

Contracted Houses: 11 Residential dwellings listed as being under contract by deeded owners.

Building plans that have been submitted approved 2 Pools, 9 Utility Sheds, 5 Fences, 4 Garage additions, 1 Boat Dock, 2 home additions, and 5 Homes.

Many improvements have been completed this year, including, Basketball and Tennis courts re-sealed. Santa Claus at main entrance, dredging of the lake has finally finished. With some much needed landscaping around entrance way being accomplished also, a new work truck with a new snow plow along with a new salt spreader. The Recreation Center has received several acoustic panels improving sound quality along with a facelift in the parking lot area.

Road Paving; scheduled to commence within the next month or so, start while school out and finish prior to school starting.

Road Salt, 2012/2013 winter required two road treatments with salt, the 2013/2014 winter was not kind; we treated roads 11 times utilizing an excess of 100 ton of road salt. This year's salt contract will be locked in for no less than 85 ton in hopes that the 10 ton or so still left in the barn will be enough to see us through the 2014/15 winter season.

Boat Slips; we currently have 66 boat slips rented. These numbers will most likely increase as summer matures. Doesn't appear to be a run on pontoon slips this year.

Website; to say the least, has been a challenge keeping it updated with my limited knowledge however, it is a great source of information.

Vultures; vultures are still visible inside the village however I think all will agree that thier roosting habits and presence has seen a huge decline from years past. Over a years' worth of harassment has played a huge role in the decreased numbers. The vulture campaign must continue as the abundance of road kill in the village will always attract them.

Mass Emails; 32 have been sent out since Oct of last year. There are currently 739 recipients with an average open rate of 65%. This is our most powerful means of communication in the village and I encourage all to get signed up and tell your neighbors to sign up.

Finally, now that I have been in this position for one and ½ years I have been introduced to the majority of our small community. Most all of which have been a very pleasant/positive experience with an exception of a few that have unrealistic high expectations of CLV responsibilities. **Drainage is a common theme and common enemy.** It has been, will always be a problem in CLV which CLV takes serious and will act on accordingly if in fact it fits the description of CLV responsibility. However, many of these issues have been self-induced, neighbor induced, or by Mother Nature herself leaving CLV with no choice but to be the bearer of the bad news. I interviewed for this job on a couple of platforms; "Too treat all fair, equal, honest and most importantly with respect" and additionally, to tell all "what they need to hear, not want they want to hear" This in itself leads to many stressful days that can be avoided if all were familiar with rules and regulations that govern the finest place to live in southern Indiana. In the performance of this job I encounter emotional situations frequently; for the most part members want rules and regulations enforced however, just not on them. People will always feel compelled to retaliate or challenge me if in fact I'm doing my job; **no one likes being corrected.** I ask all the board members to never apologize for me, if warranted, I can; and will; do it myself. As long as I have the backing and trust of the board I will continue these efforts of enforcing the Rules and Regulations.  
Respectfully submitted,

Chris J Ambs Property Manager

Christmas Lake Properties Association, Inc.

Bruce Tesch made a motion to accept the Manager's Report. Mark Evans seconded the motion. Motion unanimously passed.

### **PRESIDENT'S REPORT – DON VOGEL**

CLV president's annual report, 2014

If I could summarize this past year in a single sentence. This has been a very good year, with many significant accomplishments for the betterment of all property owners.

Financially Christmas Lake Village is in very good position thanks to some very hard work by our treasurer, Bruce Tesch. His leadership with the initial budget planning process continuing through the monthly oversight of each of the accounts has been critical to our managing the limited resources for a village of 865 homes. Chris Ambs, our property manager has been a workhorse going after and collecting past-due assessments. This resulted in CLV being able to pay cash for the new snowplow truck and salt spreader last fall and add addition monies to the road repair that I'll address later. Julie Benningfield continues to streamline our office operations with her expertise with QuickBooks and gaining more efficiency with the technology. Bottom line for all property owners we are able to hold the line on the annual assessment for the current year.

Communication is critical for keeping all property owners informed. Again Chris has done an outstanding job communicating via e-mail and the CLV website. We **have** over 750 e-mail addresses to keep you aware of key CLV information. Added this year is a tool, survey monkey to let you respond with your opinions to help us make decisions for the entire village. For example the Santa Claus bike/walking trail survey went to 720 e-mail addresses 500 opened this e-mail and 300 responded with very beneficial information. As a result of your feedback this past week in a special meeting the board agreed to work with the town of Santa Claus and to provide a strip of land parallel to the L J Koch Boulevard entrance for the construction of the trail from Highway 162 to the gatehouse.

The annual garage sale was coordinated by the CLV garden club this past September and was a big success with minimal involvement of CLV personnel.

The annual Festival of lights was a big disappointment as we see less and less involvement of residents doing any outside Christmas display lighting at their homes. The second week of the 2013 FOL drive through had to be halted early because of the severe weather conditions. The board recently voted to continue to allow the FOL to continue for two Saturday evenings in December; however we are seeking people to help us get more involvement with local residents and our local businesses bringing displays into the village.

The severity of this past winter weather caused much greater road damaged than in recent years. Thankfully we had the new Ford F550 snowplow truck and a dedicated maintenance staff to keep our roads safe and clear. They have our roads clean and clear long before county and state highways are around CLV. Just this past week the board met and approved the bid from JH Rudolph & Company and they will be repairing and paving 40 different areas during July. Again a big thanks to Tim Mulzer and their cooperation with us to help us financially meet the demands to repair all the marked areas throughout the village.

The dredging of Christmas Lake was completed earlier this spring A 2 year project of the two main channels feeding into Christmas Lake.

Our maintenance staff will continue to work on some critical drainage issues within the village as weather permits.

We are continuing our aggressive action with the delinquent property owners owing past assessments. Just this past week several more letters went out from the attorney giving them 30 days to pay or will see them in court where we have won every case to date. FYI: We budgeted this year for the past assessments \$6480 and have already collected \$18,866 this year through April 30.

This all happens as a result of very dedicated and hard-working CLV personnel in office on the front gate security and in the maintenance department. Thank you.

And finally, a big thanks to Libby Myers, Fred Kanzler, and Bruce Tesch for your service on the CLV board. Each one was selected to fill terms vacated by other others previously elected to serve a three-year term.

Respectfully submitted,

Don Vogel, President

Mark Evans made a motion to accept the Presidents' Report. Bruce Tesch seconded the motion. Motion unanimously passed.

Don Vogel

The board met last week in a Special Meeting to discuss the donating of land to the town of Santa Claus for the sole purpose of the bike trail. We decided to allow the town to take control of a 12' strip of land along our entrance we are just waiting to hear back from the town attorney. If you have been reading the papers you know that the completion date is prior to 2016 as this is the Indiana Bi-Centennial year. The second topic was the road repair. Tim Mulzer provided a revised bid and the board accepted the bid of \$185,000. The bid encompassed all repair of over 40 areas throughout the village.

**OPEN FLOOR**

Marlene Bowen voiced a concern of a new gate on the south side of the village that connects to County Road 600. Don Vogel stated that we will check into it but what we do know is the property owned by the Fergusons’ around 14 acres was sold and is not part of CLV.

Molly Susnjara took the floor and addressed the board about the recent rule change in leaving garbage cans out past extended allowable time. Molly insisted that this rule be looked at closer and better appeal to those unable to bring in and out their garbage cans because of disabilities or age. Don Vogel assured Molly that it will be looked into.

Larry Loucka stated a concern of a possible rate increase in garbage collection after accommodating Advance Disposal’s pick up date to Monday vice Thursday. These accommodations were in conflict with contract governing and a rate increase should not have happened. Don Vogel stated that we were unaware of any cost increase and will look into it.

President Vogel recessed the meeting for approximately 1 ½ hours as the Nomination and Elections Committee tallied the votes for the three new Director positions.

President Vogel called the meeting back to order as the Nominations and Election Committee volunteers took their seats and the Board. Chairperson Brian Greulich announced the following results, with the three highest vote recipients being elected as Directors.

<u>Candidate</u>	<u>Votes</u>
<b><u>Bruce Tesch</u></b>	<b>395</b>
<b><u>Fred Kanzler</u></b>	<b>348</b>
<b><u>Lisa Gengelbach</u></b>	<b>315</b>
John Bowen	235
Larry Loucka	227
Chuck Buis	147

**ADJOURNMENT**

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

Motion carried

Meeting was adjourned at 3:15 PM.

Respectfully submitted,

Chris Ambs

Property Manager

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