

Christmas Lake Village
Board of Directors
1/8/15

Pending Approval at February 12, 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 (3) Association Members in attendance.

MEMBER'S FORUM

Ryan Flannagan gave a project update. Project won't be complete for next couple of months or until weather gets warmer.

READING OF MINUTES

Brian Greulich made a motion to approve the 12/11/14 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

Vote in Favor 8 to 0.

TREASURER'S REPORT

Bruce Tesch reported for the month ending December 2014:

Current YTD Income:	\$ 943,168
YTD Expenses:	\$ 839,032
Current Net Income:	\$ 104,136
Monies on Hand:	\$ 353,124.08
Dock Account:	\$ 15,043.92
Rec Ctr Account:	\$ 22,614.97
Reserves:	\$ 352,023.93
Capital Improvement:	\$ 14,911.42

Ryan Flannagan 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 December 2014:

Past years' assessments collected in December 2014 - \$ 1,018

Total Past years' assessments collected as of December 2014 - \$ 54,538

MANAGER'S REPORT

- Real Estate Report – 0 renters, 3 existing homes changed hands and 0 vacant lots changed hands in December 2014.
- Fishing Advisory Committee Meeting scheduled for January 28, 7 PM at Rec Ctr.
- Festival of Lights Update: December 13 – 1,063 cars visited and donations received were \$ 1,737. December 20 – 878 cars visited and donations received were \$2,325. All money and non-perishable items were donated to the North Spencer Community Action Center in Dale. Many thanks was given to CLV employees, CLV Garden Club and Ron Fuhrman, who donated his time as Santa Claus and greeted all the visitors.

ACTION ITEMS

- Ryan Oberhausen with Fifth Third Securities was in attendance to explain the options of investing the \$100,000 CD from First Security and the \$104,000+ net income from 2014.

Bruce Tesch made a motion to invest \$100,000 income from 2014 and the \$50,000 (CD that matures 12 /2015) into the Franklin Fund, taking advantage of the lower break point investment cost.

Lisa Gengelbach seconded the motion.

All in Favor 8 to 0.

Bruce Tesch noted that we now have \$450,000 in reserves.

OLD BUSINESS

- **Water Treatment Plant** - CLV has (1) bid from K & K for \$24,000. We have also paid out \$1,000 for hazardous material testing. The majority of the building would be imploded into the 100,000 gallon water tank below the building.

Jayson Heltzel made a motion to tear down the water treatment plant to the cheapest of (3) bids. Mark Evans seconded the motion.

All in favor 7 to 0 with Amy Busler refraining until we have the (3) bids.

NEW BUSINESS

- **Board Nominations** – The announcement has been sent out regarding the upcoming election. 3 Board Members terms are expiring.
- **Fishing Advisory Meeting** – January 28, 7 PM at the Rec Ctr.

Amy Busler thanked everyone for keeping her sister in their prayers. She went on to thank CLV for the plant that was sent to the funeral home.

COMMITTEE REPORTS

- Business Planning – Bruce Tesch – no report
- Nominating & Election – Brian Greulich – Melvin Held will do the counting for the election. We will have a meeting at a later date.
- Rules & Regs – Mark Evans – no report
- By Laws – Jayson Heltzel – no report

Ryan Flannagan made a motion to adjourn the meeting. Brian Greulich seconded the motion.

Vote in Favor 8 to 0.

Meeting adjourned at 6:50 PM.

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties