

Christmas Lake Village  
Board of Directors  
2/12/15

**Pending Approval at March 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, Mark Evans, Lisa Gengelbach, Fred Kanzler and Amy Busler.

Ryan Flannagan arrived at 6:40 PM

There were (7) Association Members in attendance.

**MEMBER'S FORUM**

Erika Buse, who lives on 658 E Sleigh Bell Drive, was in attendance to inform the board about Ron Smith's property behind CLV lot owner Bob Hagedorn. Ron Smith has requested to rezone the property from R2 to R3 for the construction of duplexes/rentals. Erika asked for everyone to attend the Town Meeting on 2/23 at 5PM and support them in their efforts to oppose the development of this property.

**READING OF MINUTES**

Brian Greulich made a motion to approve the 1/8/15 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

Vote in Favor 7 to 0.

**TREASURER'S REPORT**

Bruce Tesch reported for the month ending January 2015:

Current YTD Income:	\$ 583,126
YTD Expenses:	\$ 70,317
Current Net Income:	\$ 512,809

Monies on Hand:	\$ 497,556
Dock Account:	\$ 15,670
Rec Ctr Account:	\$ 23,256
Reserves:	\$ 444,883
Capital Improvement:	\$ 14,913

Jayson Heltzel made a motion to accept the Treasurer’s Report. Brian Greulich seconded the motion.

Vote in Favor 7 to 0.

**DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the month of January 2015:

Past years’ assessments collected in January 2015 - \$ 1,001  
 Budgeted assumption - \$6,480  
 Difference of (\$5,479)

**MANAGER’S REPORT**

- Real Estate Report – 2 renters, 2 existing homes changed hands, 1 existing home sold on contract and 7 vacant lots changed hands in January 2015.
- CLV has accepted bid for Water Treatment Plant demolition from K & K - \$22,510.
- Unclaimed evidence from recent thefts available at Santa Claus Police Department.
- February 15 – delinquent accounts will be charged interest. March 15 – delinquent accounts will have privileges suspended.
- Applications for Board of Directors received so far – **0**
- Applications received for the Full-time Maintenance Position - **8**

## OLD BUSINESS

- **Fishing Advisory Meeting** – Bruce Tesch gave a recap of the meeting which was held on January 28. There were approximately 30 people in attendance. Discussion involved stocking plans, creel limits, and artificial structure for lakes.

There will be an organizational meeting in March so some of these actions can be put into place.

## NEW BUSINESS

- **Recent Town Meeting** – The Town of Santa Claus has received new regulations from the state of Indiana on traffic tickets. The ticket has to go through the county court system. The current ticket will be a minimum of \$138.00 with \$20.00 of the charge going to the town.
- **Vacant Lot Sewer Fee** – The Town of Santa Claus has been collecting either \$48/\$72 a year charge on every vacant lot in CLV. This has become a source of operating revenue for the town. The town is willing to work with CLV on this issue and how they could possibly eliminate this fee.

Amy Busler also mentioned individuals going to a Town meeting and speaking on behalf of CLV Board. Amy asked that the next meeting that is attended by a CLV Board member that you speak for yourself not on behalf of me.

Don Vogel responded to Amy by saying that he was there at the request of the Town President in regard to the subject of speeding. Don stated that he also spoke on behalf of every CLV lot owner who paid a vacant lot sewer fee. He was trying to protect the CLV members.

- **CLV Attorney** – Amy Busler brought up that she would like for the board to check around for attorneys to serve CLV. Amy continued by making a motion to check out (3) different attorneys. Bruce Tesch seconded the motion. Amy will work on a proposal for the board to review. Vote will be tabled until the proposal is brought back to the board.

## COMMITTEE REPORTS

- Business Planning – Bruce Tesch – no report
- Nominating & Election – Brian Greulich – Will talk to Melvin Held before next board meeting
- Rules & Regs – Mark Evans – working on fishing rules/regs
- By Laws – Jayson Heltzel – no report

Bruce Tesch made a motion to adjourn the meeting. Mark Evans seconded the motion.

Vote in Favor 8 to 0.

Meeting adjourned at 6:47 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties