

Christmas Lake Village
Board of Directors
3/12/15

Pending Approval at April 9, 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, Bruce Tesch, Ryan Flannagan, Mark Evans, Lisa Gengelbach, Fred Kanzler and Amy Busler.

Brian Greulich was absent.

There were (3) Association Members in attendance.

READING OF MINUTES

Bruce Tesch made a motion to approve the 2/12/15 Monthly Meeting Minutes.

The motion was seconded by Jayson Heltzel.

Vote in Favor 7 to 0.

TREASURER'S REPORT

Bruce Tesch reported for the month ending February 2015:

Current YTD Income:	\$ 649,080
YTD Expenses:	\$ 105,550
Current Net Income:	\$ 543,530

Monies on Hand:	\$ 562,724
Dock Account:	\$ 15,795
Rec Ctr Account:	\$ 23,457
Reserves:	\$ 452,615
Capital Improvement:	\$ 14,914

Our taxes have been completed. We owe \$223.00 to Federal and we will receive \$2252.00 from the State.

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

Vote in Favor 7 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in February: \$96.00

MANAGER'S REPORT

- Real Estate Report – 1 renter, 3 existing homes changed hands, and 1 vacant lot changed hands in February 2015.
- Water Treatment Plant Update – The building is gone. Filling in area and letting everything settle.
- Applications for Board of Directors received so far – 0. Deadline for open nominations is April 25.
- Jeremy Wargel has been hired as our full-time maintenance person to replace Mark Balogh, who is retiring at the end of March. Jeremy will begin working on March 23.
- Boat Dock invoices being mailed out the week of March 16 and due April 30. Reassignment begins May 1.
- Office closed on Friday, April 3 in recognition of Good Friday.
- Monday, March 16, all delinquent accounts will have their privileges suspended. There will be approximately 220 cards shut off.

Fred Kanzler commended the maintenance crew on an outstanding job they did on the roads during the recent snow events.

Chris Ambs brought up our new salt spreaders - They are saving us money on our salt supply. They spread it evenly and disburse it perfectly. These spreaders should pay for themselves in 4 to 5 years.

NEW BUSINESS

- **Fishing Creel Limits** – The only updates made to the CLV Lake Rules were the Creel Limits on page 10. This update was worked up by the Fishing Advisory Committee, Bruce Tesch, Don Vogel & Mark Evans. Creel Limits are the same for all 3 lakes.

Bruce Tesch made a motion to accept the Creel Limits. Mark Evans seconded the motion.

All in Favor 7 to 0.

- **Butterfly Enhancement Project – Carl Working** – Carl brought up this idea to Chris Ambs that he would like to see wildflowers growing in some of the CLV commons areas. Carl was not in attendance and the subject was not taken any further.

CLV Attorney – Amy Busler wanted a formal document stating what the fees are for our current attorney. She felt that it's a good idea to know what CLV pays when we call upon him for legal advice. Amy understands that CLV didn't pay as much this past year but in years past CLV did have issues that saw larger legal expenses. Don Vogel responded to Amy by talking about CLV's current attorney, Bill Shaneyfelt, and what Bill has done for us recently. He has collected over \$60,000 in past-due assessments, walked us through the vacant lot sewer fees and the recent issue on the dam inspection/overflow.

COMMITTEE REPORTS

- Business Planning – Bruce Tesch – no report
- Nominating & Election – Brian Greulich – no report
- Rules & Regs – Mark Evans – no report

Chris Ambs spoke about the fishing advisory committee meeting and how we would like to empower our members to patrol the lake and question/observe the individuals fishing on our lakes. We came up with the idea of hats, which Chris designed for the members to wear and make the lake patrol more meaningful.

Chris Ambs also brought up the issue of littering. The trash is out of control. We have someone that will be picking up trash this week.

Don Vogel brought up the latest Town Meeting on the issue of the vacant lot sewer fees. The Town of Santa Claus now has this on their agenda. The town will be working on this and come up with a solution.

Jayson Heltzel asked about the land owned by Ron Smith and the zoning issue. Don Vogel stated that Ron Smith changed his request from R3 to R2. This means that Ron can build multiple housing, but not multiple levels. Ron's intentions are to build 3 duplexes. They are not to be rented short-term. They are for long-term renting at \$1000/month, which includes most of the utilities.

Mark Evans thanked Don Vogel, Bruce Tesch and Chris Ambs for all the work they did on the Fishing/Creel Limits.

- By Laws – Jayson Heltzel – no report

Amy Busler made a motion to adjourn the meeting. Bruce Tesch seconded the motion.

Vote in Favor 8 to 0.

Meeting adjourned at 6:29 PM.

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties