

Christmas Lake Village  
Board of Directors  
5/14/15

**Pending Approval at July 9, 2015 Meeting**

The meeting was called to order by Vice-President Jayson Heltzel at 6:00 PM and noted that a quorum was present.

Directors present were Jayson Heltzel, Brian Greulich, Bruce Tesch, Mark Evans, Lisa Gengelbach and Amy Busler.

Don Vogel & Fred Kanzler were absent.

Ryan Flannagan arrived at 6:07 PM.

There were (3) Association Members in attendance.

**MEMBER'S FORUM**

Jeff Stillman suggested that we send out a newsletter and post on the website that if you are attending the Annual Meeting, you don't have to mail your ballot. Also, if you mail your ballot and attend the meeting, you can't vote.

Larry Loucka asked about the availability of MSDS information on chemicals used on CLV property. Larry was informed that this information is kept on file in the Maintenance Office.

**READING OF MINUTES**

Brian Greulich made a motion to approve the 4/9/15 Monthly Meeting Minutes.

The motion was seconded by Bruce Tesch.

Vote in Favor 5 to 0. Amy Busler abstained since she was not in attendance at the last board meeting.

## **TREASURER'S REPORT**

Bruce Tesch reported for the month ending April 2015:

Current YTD Income:	\$ 730,744
YTD Expenses:	\$ 225,248
Current Net Income:	\$ 505,496

Monies on Hand:	\$ 528,393
Dock Account:	\$ 30,047
Rec Ctr Account:	\$ 25,469
Reserves:	\$ 454,397
Capital Improvement:	\$ 14,916

Amy Busler asked why we had a negative line item on the vacant lot taxes. This was due to CLV taking ownership of the Water Treatment Plant – it was not budgeted for 2015.

Lisa Gengelbach made a motion to accept the Treasurer's Report.

Brian Greulich seconded the motion.

Vote in Favor 6 to 0.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in April 2015 - \$ 2,380  
Total Past years 'assessments collected as of April 2015 - \$ 4,541

## **MANAGER'S REPORT**

- Real Estate Report – 1 new renter, 3 existing homes changed hands and 1 vacant lots changed hands in April 2015.
- Water Treatment Plant – all demolition is done. All top soil has been leveled and area has been seeded.
- Election update – Ryan Flannagan, Mark Evans, Larry Loucka, Brian Greulich & Marlene Bowen have committed. All ballots have been mailed and we will send out a mass-email about the Proxy that Jeff Stillman mentioned during the member's forum.

Amy Busler asked about the dying tree at the Water Treatment Plant Site. The Property Manager indicated that if it was a dead tree, we would have it removed.

## **ACTION ITEMS**

- **Kaspar Gate Marquee** - Hank's Signs in Ferdinand has some refurbished signs from the Jasper 8 Theater. Hank would be able to fix one and put some new plexiglass on it for approximately \$850. Electricity – we received (1) estimate from Casey Electric to bring electricity to the sign, which would include boring under the road. The cost would be \$2800. Landscaping – we would add an additional \$1500. The estimated total for a Kaspar Marquee would be \$ 3650 without the landscaping. This cost would be covered under the Capital Improvement Account.

Ryan Flannagan made a motion to accept a bid for the Kaspar Marquee not to exceed \$5500 with landscaping.

Mark Evans seconded the motion.

Vote in Favor 6 to 0.

- **CLV Yard Sale** – The Garden Club would like to host the event again in 2015. The date is tentatively set for September 12.

Bruce Tesch made a motion to approve the Garden Club hosting the Annual Yard Sale for September 12.

Jayson Heltzel seconded the motion the motion.

Vote in Favor 6 to 0.

Amy Busler suggested that we post the event information on the website as soon as possible.

Bruce Tesch asked if the ATV/Golf Cart issue been resolved.

There was a lot of discussion on the issue among the board and members present.

There is a town ordinance that prohibits ATV's and Golf Carts in the Town of Santa Claus. CLV voted years ago to allow golf cart traffic to and from the golf course. The town stated that they would not enforce a partial rule. It's either all or nothing. The town does not enforce this ordinance inside the gates of CLV. If you are stopped by the town, they will ask you to take it home, but not issue a citation.

## OLD BUSINESS

- **DeeLou Attorney Expense** – late last month, all (9) board members approved via email the need for our attorney, Bill Shaneyfelt, to begin the process of collecting the past-due assessments of (29) lots totaling over \$14,000. Shaneyfelt requested that we have a formal vote in our monthly board meeting so it is captured in the minutes.

Bruce Tesch made a motion to approve the email approval of the DeeLou expense not to exceed the current budget amount without further board action.

Ryan Flannagan seconded the motion.

Amy Busler wants a cap expense or guideline on this issue.

Chris Ambs, Property Manager stated that Bill Shaneyfelt will not be handling this as a regular collection account. He will be charging CLV \$150/hour. We have \$9,800 remaining in the budget.

Chris also noted that if we exceed the amount in the budget, then he is obligated to come to the board and request more money for legal fees against DeeLou.

With this said, Chris stated that as a CLV owner of (2) lots, it is detrimental to CLV's survival to pursue this issue, even if we have to cash in \$100,000 bond. If word gets out that all you have to do is set up a defunct company to get out of paying assessments, sewer fees and taxes, CLV will go bankrupt in less than 3 months.

Bruce Tesch agreed that CLV has to pursue this issue.

Vote in Favor 6 to 0.

- **Holly Park Maintenance and Expansion** - Bruce Tesch was approached while walking on the Holly Park trail and was told that it should be maintained since we have it. We have a trail – we need to take care of it.

Chris Ambs, Property Manager, updated the status of the CLV maintenance crew. It's early in the season, but we are behind in our efforts. The expansion issue was brought up several months ago. We have not done any further exploring of options. Bruce Tesch noted that there is money in the budget for maintenance.

It was decided to discuss this expansion and future trails in CLV during a Parks & Rec Committee Meeting.

## NEW BUSINESS

- **Playground Equipment** – CLV submitted a sealed bid for playground equipment that was no longer being used at the former Y-Wee Care Daycare Facility. This equipment was valued at over \$10,000. This issue was approved in an email between the board members.

Amy Busler made a motion to approve the sealed bid for the playground equipment.

Bruce Tesch seconded the motion.

Vote in Favor 6 to 0.

- **Catch & Release Rule** – Bruce Tesch discussed the issue that was heavily discussed at the latest Fishing Committee Meeting in April. We told the members that we would go to the board – which was done via email. The board unanimously agreed to do away with the rule. The catch & release rule will no longer be in effect and the controls will be through the creel limits.

Bruce Tesch made a motion to approve the agreement the board made over email.

Mark Evans seconded the motion.

Jeff Stillman asked when the board members began making motions over email.

Amy Busler stated that Don Vogel, President, did seek Shaneyfelt's advice on this issue before doing so.

Bruce Tesch stated that Shaneyfelt then advised the board to reaffirm the emails at the monthly meeting so it is on record.

Jeff Stillman stated that as a member, he thought it was sneaky to do any approvals other than at a monthly board meeting.

Amy Busler stated that Don Vogel's intentions were to keep things moving.

Chris Ambs stated that the email process is the quickest way to deal with delicate subjects. This board has performed flawlessly. Nothing the board has done is controversial or not in the best interest of CLV.

## **COMMITTEE REPORTS**

- Business Planning – Bruce Tesch – no report
- Nominating & Election – Brian Greulich – Chris Ambs let the Board know that we met with Melvin Held's office and took him examples of the ballot & proxy. Also, at a cost of \$200, Melvin's office will be counting our ballots & proxy.

Amy Busler asked if all ballots had been mailed – Chris Ambs responded yes.

- Rules & Regs – Mark Evans – no report
- By Laws – Jayson Heltzel – no report
- Parks & Rec – Brian Greulich – He will have a meeting in June.

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

Vote in Favor 6 to 0.

Meeting adjourned at 7:05 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties