

Christmas Lake Village  
Board of Directors  
7/9/15

**Pending Approval at August 13, 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 (2) Association Members in attendance.

**MEMBER'S FORUM**

Don Hempfling (858 W Rudolph Lane) was in attendance to request that the board review his plans for a fence which he was resubmitting. He would like for the fence to be installed on the side of the house - because of the slope and uneven lot in the back of the house - coming out 30 ft from the house. The fence would be constructed of composite material. The board took the new set of plans for review.

**READING OF MINUTES**

Amy Busler made a motion to approve the 5/9/15 Monthly Meeting Minutes.

The motion was seconded by Bruce Tesch.

Vote in Favor 7 to 0.

## **TREASURER'S REPORT**

Bruce Tesch reported for the month ending June 2015:

Current YTD Income:	\$ 773,819
YTD Expenses:	\$ 315,495
Current Net Income:	\$ 458,325

Monies on Hand:	\$ 417,424
Dock Account:	\$ 31,299
Rec Ctr Account:	\$ 27,421
Reserves:	\$ 447,979
Capital Improvement:	\$ 14,918

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

Mark Evans seconded the motion.

Vote in Favor 7 to 0.

## **DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the month of May & June 2015:

Past years' assessments collected in May & June 2015 - \$ 10,780  
Total Past years' assessments collected as of June 30, 2015 - \$ 15,321

## **MANAGER'S REPORT**

- Real Estate Report – 1 new renter, 9 existing homes changed hands and 1 vacant lot changed hands in May & June 2015.
- Purchased a new lake patrol boat. Currently Dennis Vaught has the boat – he is giving it a tune-up.
- Kaspar gate marquee is scheduled to be installed on Monday, July 13. Electricity is to be installed on Tuesday.
- House Hunters will be filming in CLV during July. The house is located at 422 S Tinsel Circle.
- Road inventory is complete.
- Recreation Center chimney – the stone work has separated from the chimney. We have received (1) estimate of \$ 9,700.

- Second installment of the 2015 assessment is due July 15. There were approximately 325 lots that took advantage of this dual payment – amounting to almost \$ 75,000.
- 2 new park benches have been installed at the Recreation Center in front of the beach restrooms.

### **ACTION ITEMS**

- **2015 Yard Sale** – The board approved the annual yard sale earlier this year with a date of September 12, 2015. It has come to our attention that it falls on the same day as the Dale Fall Fest this year.

A CLV Garden Club member requested that we change the date.

Don Vogel also suggested that we move the yard sale from September 12 to September 19, 2015 due to a conflict with the Dale Fall Fest. We don't want to compete with the town of Dale.

Bruce Tesch made a motion to move the yard sale from September 12 to September 19.

Amy Busler seconded the motion.

Vote in Favor 7 to 0.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

We received a letter from the town attorney, Kevin Patmore, requesting that we turn over all building permits that CLV has approved since 2011. First of all, this would be a monumental task. The Property Manager estimated it would take 3 full days (8 hours each day) to complete. Also, on the bottom of each sheet that the property owner signs there is a statement stating that prior to construction, the property owner gets with the town to see if a permit is needed. The CLV attorney states that we are not required to give out this information. The reason for this request from the town – it is looking for any way they can to bring in revenue.

Chris Ambs, Property Manager reviewed with the board how the process would be handled – noting that there are 2100 folders that would have to be looked through. There is a folder for each lot in CLV.

Chris Ambs also noted that starting with the most recent set of plans, we are sending the property owner to the Town first for review and then the property owner will come back to CLV after receiving permit from Town. This will resolve the issue going forward.

Amy Busler suggested that maybe a town employee could come down and go through the files for the information.

Chris Ambs, responded by saying this would be an invasion of CLV privacy. There is a lot of personal information in the files.

Chris Ambs also requested that the board consider making a Town Permit a requirement before CLV issues a permit, so we can stop this issue in its tracks.

Don Vogel also brought up the vacant lot sewer fees which only CLV lot owners pay. Other vacant lots in the town do not pay a fee. It amounts to \$66,000 a year – which Don requested at a Town Meeting at the beginning of the year. The request was ignored.

Mark Evans made a motion to require the property owner to submit a town permit before coming to CLV for building permit.

Jayson Heltzel seconded the motion.

Vote in Favor 7 to 0.

- **Tennis/Basketball Courts** – Chris Ambs brought this subject to the board’s attention. The courts are atrocious – cracks in both of them. The basketball court is a higher priority, being used every day. The tennis courts get used about once a week. The information Chris talked about was Armour coating, which should last approximately 3 years. The biggest problem with the basketball court is there is no drainage.

The information was given to the Parks & Rec Committee Lead, Ryan Flannagan to review.

- **Road Paving** – Chris Ambs, Maintenance Lead Dan Lautner & President Don Vogel have driven all the CLV roads and have prepared a road inventory.

Bruce Tesch, Treasurer stated that we have budgeted \$150,000 for road paving. We have \$ 75,000 coming in for the second installment of the assessment. Of that, \$25,000 would be available to add to road paving, which brings available money to spend on paving to \$175,000. There are other items in the budget for 2015 that were paid ahead at the end of 2015. As the Treasurer, we can comfortably go to \$200,000. We could go to \$225,000, but if anyone has ideas to purchase or we have problems, the answer for available funds will be “No”.

Bruce asked that the board allow him to move \$50,000 to increase the road paving budget to \$200,000 and he will direct Chris & Julie which line items to pull the \$ 50,000 from.

Bruce will also get with Chris & Julie when planning the 2016 budget that we start with \$200,000 in the road paving line item.

### **COMMITTEE REPORTS:**

- **Business Planning** - Bruce continued by talking about the upcoming timelines for the 2016 budget:

Bruce's goal is to bring a budget proposal to the board by the October board meeting. If there are any indecisions, we have several weeks before the November meeting deadline, getting the assessments invoiced and in the mail in a timely manner.

We will have a planning session in early September with the full board.

Ideas need to be brought from the committee leads to the Planning session.

Budget Committee meeting will be held the last week of September.

Bruce will get with Chris on dates for the upcoming budget sessions.

- **Rules & Regulations** – Mark Evans – Mark recently sent out a memo for a meeting to discuss fences.
- **Parks & Rec** – Ryan Flannagan – Ryan will be setting up a meeting in the near future and Don also reminded him to get any proposals prepared for the upcoming budget meetings.
- **Nominating/Election** – Brian Greulich – Brian absent – No report
- **By-Laws** – Jayson Heltzel – No report

Amy Busler made a motion to adjourn meeting.

Ryan Flannagan seconded the motion.

Vote in Favor 7 to 0.

Meeting adjourned at 7:09 PM

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties

