

Christmas Lake Village
Board of Directors
8/13/15

Pending Approval at September 10, 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, Ryan Flannagan, Mark Evans, and Fred Kanzler

The following board members were absent: Bruce Tesch, Brian Greulich, Lisa Gengelbach & Amy Busler.

There were (11) Association Members in attendance.

MEMBER'S FORUM

Larry Loucka – Larry wanted to let the board know that he went to the CLV Business office looking for the MSDS sheets. Larry was told they were located at the Maintenance Barn, not the office.

READING OF MINUTES

Mark Evans made a motion to approve the 7/9/15 Monthly Meeting Minutes.

The motion was seconded by Jayson Heltzel.

Vote in Favor 4 to 0.

TREASURER’S REPORT

Don Vogel reported for the month of July 2015 in Bruce Tesch’s absence:

Current YTD Income: \$ 819,006
YTD Expenses: \$ 369,050
Current Net Income: \$ 449,956

Monies on Hand: \$ 408,433
Dock Account: \$ 31,426
Rec Ctr Account: \$ 28,302
Reserves: \$ 446,427
Capital Improvement: \$ 14,919

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

Fred Kanzler seconded the motion.

Vote in Favor 4 to 0.

DELINQUENCY REPORT

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

Past years’ assessments collected in July 2015 - \$ 2,558
Total Past years’ assessments collected as of July 31, 2015 - \$ 17,879

MANAGER’S REPORT

- Real Estate Report – 4 new renters, 8 existing homes changed hands and 2 vacant lots changed hands in July 2015.
- Lake Respraying accomplished 7/28/15 – will be back on August 24 to treat for September’s early.
- Kaspar Gate Marquee installed – landscaping scheduled for week of August 17.
- Road repair update – milling accomplished – starting to pave.
- Recreation Center chimney update – waiting on contractor to begin repair.
- Geese Plan – Steve Taylor, Wildlife Manager – will be making 7 visits starting in March 2016 to harvest eggs and destroy nests at \$150/visit.
- Holly Park & Tennis Court lights repaired 7/29/15.
- Salt contract – 75 ton locked in at \$81.21/ton.

- Vectren will be upgrading cables on Shepherds and N Melchior. This is an ongoing project that should be completed this fall.
- Going to strip, sand & apply polyurethane to the Rec Center Floor. Have (1) bid of \$2500. Waiting on another bid for this project.

ACTION ITEMS

Ryan Flannagan brought up the Q-stripe bid in the board's packet. This bid was for crack repair on the tennis & basketball courts. Ryan suggested that we just fill the cracks on the basketball court for \$1000. After some discussion, Ryan wanted to look at the tennis courts before making a final decision.

OLD BUSINESS

None

NEW BUSINESS

Rec Center Floors - Don Vogel brought up the bid that the Board had in their packet. We have received (1) bid for resurfacing the Rec Center floors at \$2500. We are also waiting on (1) other bid.

Mark Evans mentioned the condition of the chairs/feet that will be placed on the floor after it is refinished. Chris Ambs stated that we are ordering new chairs made out of same material as the tables that are currently in the Rec Center. There is money in the Rec Center account to cover these costs.

Mark Evans made a motion to approve the bid of no more than \$2500 on the floors and the purchase of chairs for the Rec Center.

Jayson Heltzel seconded the motion.

All in favor 4 to 0.

Memorial Hospital Wellness Program – Dennis Drake wrote a letter to President Don Vogel asking that the CLV Board pass a resolution to support & encourage Memorial Hospital to bring Wellness Programs to Santa Claus.

Ryan Flannagan made a motion to create a resolution.

Mark Evans seconded the motion.

All in favor 4 to 0.

Lake draw-down proposal – Ryan Flannagan - Would a draw-down of the lake be beneficial to CLV? Would a hard freeze help? If we exposed the weed, could we kill them? It would give residents the benefit of working on their docks.

Jeff Stillman made the comment that when he was CLV Board President, they were going to do a draw-down, but found out that when the weeds are exposed, they flourish.

One CLV resident who lived on a lake in Parke County said that a draw-down didn't work. It doesn't kill the weeds. They just keep coming back. It has no impact whatsoever.

Don Vogel mentioned some things that can impact the weed growth in the lake such as fertilizing the yards, boat movement - which moves the seeds, birds, etc. We will talk with the contractor and ask for their suggestions in the Spring of 2016. If we hit it heavy and earlier and not wait for 1-month intervals, this will help too. It is our top priority and we will continue to stay on top of it.

COMMITTEE REPORTS:

- **Business Planning** - Bruce Tesch absent – no report
- **Rules & Regulations** – Mark Evans – Mark recently had a Rules & Regulations meeting and came up with the following changes:
 1. **Gate Cards** – Changing the first infraction from a warning to a 7-day suspension on all cards associated with the account.

Mark Evans made a motion to change the Gate Card rule from a warning to a 7-day suspension.

Fred Kanzler seconded the motion.

All in Favor 4 to 0.

2. **Town Permit/CLV Permit** – CLV will not issue a permit until the Town has issued a Permit. Chris Ambs has been working with Clerk-Treasurer Kelly Greulich on this issue and Kelly has also agreed not to charge the resident for the permit, until receiving CLV Board approval.

Mark Evans made a motion to insert this new rule into the Architectural Rules in Section II.

Jayson Heltzel seconded the motion.

All in Favor 4 to 0.

3. **Wood Fence Guidelines** – The new guidelines address the concerns of wood fences. The reason for the new guidelines is to make sure that residents put in a quality fence which will benefit the entire neighborhood.

- **Parks & Rec** – Ryan Flannagan – Ryan would like to have an informative meeting Thursday, August 27, 6:00 PM to discuss options, wants, needs, desires on expansion of recreational avenues – new trails, creation of new park east of dam. Ryan would also like to create a 5-10 year plan.

Chris Ambs noted that John Bowen, President of TOSCI, approached him about a donation of 50 bench ends from CLV to the Town of Santa Claus to implement in the future trails project. The board agreed that it would not be a problem donating these to the Town of Santa Claus.

- **Nominating/Election** – Brian Greulich – Brian absent – No report
- **By-Laws** – Jayson Heltzel – No report

Jacob Fella – a student at Purdue approached the board about an upcoming fundraiser. Jacob is the Director for the fundraising committee for the Purdue University Dance Marathon. They raise money for Riley’s Hospital in Indianapolis. He asked the board if his group could set up donation check-points during the Yard Sale in September. Don Vogel stated he would work with Jacob & Chris Ambs in setting up locations for this good cause.

Fred Kanzler made a motion to adjourn meeting.

Ryan Flannagan seconded the motion.

Vote in Favor 4 to 0.

Meeting adjourned at 7:03 PM

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties

