

Christmas Lake Village
Board of Directors
9/10/15

Pending Approval at October 8, 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, Brian Greulich, Ryan Flannagan, Mark Evans, Amy Busler and Fred Kanzler

The following board members were absent: Lisa Gengelbach & Jayson Heltzel.

There were (6) Association Members in attendance.

President Don Vogel started the meeting by reading a brief portion of the resignation letter from Treasurer Bruce Tesch. At the end of the meeting, we will elect a new Treasurer and will elect a new board member at the October Monthly meeting.

MEMBER'S FORUM

Jeff Stillman – Jeff spoke about the lake weeds/spraying and also noted that we have another problem – floating weeds. The finger at the front entrance is an eyesore. He also suggested a fountain be placed in this cove. It will keep the water moving & fresh looking.

Larry Loucka – Commented on the harvesting of fish during spawning season and asked “Where are the geese?” He asked if CLV did something with them. We need to support the wildlife.

READING OF MINUTES

Ryan Flannagan made a motion to approve the 8/13/15 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

Amy Busler & Brian Greulich abstained due to not being in attendance at the last meeting.

Vote in Favor 3 to 0.

TREASURER'S REPORT

Don Vogel reported for the month of August 2015 with the Treasurer's resignation:

Current YTD Income:	\$ 841,773
YTD Expenses:	\$ 411,597
Current Net Income:	\$ 430,176
Monies on Hand:	\$ 389,023
Dock Account:	\$ 31,552
Rec Ctr Account:	\$ 28,093
Reserves:	\$ 437,771
Capital Improvement:	\$ 14,920

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

Brian Greulich seconded the motion.

Vote in Favor 5 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in August 2015 - \$ -0-

Total Past years' assessments collected as of August 31, 2015 - \$ 17,879

MANAGER'S REPORT

- Real Estate Report – 1 new renter, 2 existing homes changed hands and 5 vacant lots changed hands in August 2015.
- Lake respraying accomplished 8/21/15 – will be spraying again on Friday, September 11. The Property Manager encouraged the board to not contract this service out next year. CLV maintenance crew would go back to treating the lakes in 2016.
- Kaspar Gate Marquee – landscaping complete – waiting on Santa statue to complete area.
- Road repair update – paving complete.
- Recreation Center chimney update – waiting on contractor to begin repair. Still waiting on Insurance to let us know if we will receive compensation.
- Maintenance has been working on several dam discrepancies.
- Yard Sale scheduled for Saturday, September 19.

- Bill Disinger purchasing (3) lots from Wayne Hobbs on Pine Drive & Melchior Drive S. House to be moved or destroyed. Disinger wants CLV to donate or let him purchase several feet from CLV property.

ACTION ITEMS

Gatehouse parking lot sealing & striping – there is money left in the paving budget to complete this project. The board reviewed (2) bids for this project – Hunter Paving & Pavement Sealing Coatings.

Amy Busler asked why we are not using the striping machine we have. Also, Amy suggested if we are not using it, sell it.

Ryan Flannagan made a motion to accept the bid from Pavement Sealing Coatings with the 2-year warranty. \$1000 for basketball court, \$2000 for tennis court crack sealing

Mark Evans seconded the motion.

Vote in Favor 5 to 0.

Sealing Basketball/Tennis Courts – Follow-up from last month's meeting on Q-Stripe's bid to seal cracks at all (3) courts. Parks & Rec Committee recommends spending \$1000 on each court to seal all the cracks with patch binder vs \$11,000 repair with a 2-year warranty.

OLD BUSINESS

Trail Estimate – Parks & Rec Committee – Ryan Flannagan - held a meeting on 8/27. Ideas from this meeting include: Walk on main dam, playground equipment at the former Water Treatment Plant Site, and a dog park. Currently, Ryan has received (2) bids for creating trail and would like to receive (2) more before making a decision.

Fred Kanzler told Ryan Flannagan that he should not modify the dam in any way. Fred also noted that the money he wants to spend on a trail could be spent on roads, lake weeds, and ditches. We have bigger needs than a walkway.

Amy Busler asked Ryan when he would like to complete this project. Ryan told the board that he would like to have it done by Spring 2016. Ryan noted that we have the playground equipment and we have the benches.

Jeff Stillman made a suggestion that we start with the playground.

Julie Benningfield, Office Manager, reminded Ryan and the other board members that we need to remember what Bruce Tesch, our previous Treasurer, has taught us about budgeting. We can't just jump in and do this and spend the money. If you do we will be right back where we were 3 years ago.

Amy Busler also suggested a plan of Phase I / Phase 2.

Don Vogel noted that we should have a 5-year plan to get this all completed.

Maintenance Barn Roof – Chris Ambs asked the board to review (2) bids he had received for a new roof on the maintenance building. There is \$13,000 in the budget to cover this expense. We are waiting on a third bid and would like the board to approve this roof which should be no more than the lowest bid. President Vogel noted that Chris had the go ahead to get this done since it was already in the budget.

COMMITTEE REPORTS:

- **Business Planning** – No report
- **Rules & Regulations** – Mark Evans – No report
- **Parks & Rec** – Ryan Flannagan – No report
- **Nominating/Election** – Brian Greulich — No report
- **By-Laws** – Jayson Heltzel absent – No report

Last item of business was to elect a Treasurer to replace Bruce Tesch. President Vogel asked the board for nominations.

Brian Greulich nominated Mark Evans with Ryan Flannagan giving a second to the nomination.

All in Favor 5 to 0.

Ryan Flannagan made a motion to adjourn.
Brian Greulich seconded the motion

All in Favor 5 to 0.

Meeting adjourned at 6:48 PM

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties