

Christmas Lake Village
Board of Directors
10/8/15

Pending Approval at November 12, 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, Jayson Heltzel, Ryan Flannagan, Mark Evans, Amy Busler, Fred Kanzler and Lisa Gengelbach.

There were (10) Association Members in attendance.

MEMBER'S FORUM

Bill Disinger – The Disingers recently purchased (3) lots on Pine Drive. The surveyor discovered that the assumed pin location was not near the actual pin location. Mr. Disinger requested the board approve (1) pin be moved 80'. Don Vogel requested that the Board take this issue under advisement.

SELECTION OF BOARD MEMBER REPLACEMENT

The candidates for the open board position are: Marlene Bowen, Larry Loucka, Robert Alvey and Mike Schriefer. Each candidate introduced themselves and gave a brief summary of why they wanted to be a board member. Mike Schriefer was not in attendance.

After a brief meeting, the Board of Directors chose Robert Alvey for the open position. He was seated with the board for the remainder of the meeting.

READING OF MINUTES

Brian Greulich made a motion to approve the 9/10/15 Monthly Meeting Minutes.

The motion was seconded by Ryan Flannagan.

Jayson Heltzel & Lisa Gengelbach abstained due to not being in attendance at the last meeting. Robert Alvey, new board member also abstained.

Vote in Favor 5 to 0.

TREASURER'S REPORT

Mark Evans, Treasurer reported for the month of September 2015:

Current YTD Income:	\$ 856,268
YTD Expenses:	\$ 662,336
Current Net Income:	\$ 193,931

Monies on Hand:	\$ 151,703.01
Dock Account:	\$ 31,553.38
Rec Ctr Account:	\$ 29,134.64
Reserves:	\$ 430,730.05
Capital Improvement:	\$ 14,920.83

Fred Kanzler made a motion to accept the Treasurer's Report.

Jayson Heltzel seconded the motion.

Vote in Favor 8 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in September 2015 - \$ 5,790

Total Past years' assessments collected as of September 30, 2015 - \$ 23,669

MANAGER'S REPORT

- Real Estate Report – 10 existing homes changed hands and 8 vacant lots changed hands in September 2015.
- CLV officially dropped Sonitrol on 9/25/15.
- Rec Center chimney work is complete.
- Chipping campaign kicked off this week.
- Trick or Treat hours set for 5PM – 8PM on October 31.
- Yard Sale – CLV had 916 cars enter the front gate on Saturday, September 19.
- Gatehouse parking lot to be sealed and striped on Monday, October 12.

ACTION ITEMS

2016 Budget – Reviewed by the board and discussed updates for 2016.

Jayson Heltzel made a motion to approve the 2016 Budget with a .09% increase in the assessment.

Ryan Flannagan seconded the motion.

Vote in Favor 8 to 0.

OLD BUSINESS

Amy Busler asked when we would be sealing the basketball/tennis courts.

Amy also wanted to know when we would redo the courts and stop patching.

COMMITTEE REPORTS:

- **Business Planning** – No report
- **Rules & Regulations** – Mark Evans – No report
- **Parks & Rec** – Ryan Flannagan – Talked about the fountain for the front finger of the main lake. Estimates of electric service to the area would cost \$3000. Fountain was \$5500.
- **Nominating/Election** – Brian Greulich — No report
- **By-Laws** – Jayson Heltzel – No report

Ryan Flannagan made a motion to adjourn.
Jayson Heltzel seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 7:31 PM

Respectfully submitted

Julie Benningfield
Office Manager

Christmas Lake Properties