

Christmas Lake Village
Board of Directors
11/12/15

Pending Approval at December 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, Fred Kanzler and Lisa Gengelbach.

Brian Greulich & Amy Busler were absent.

There were (10) Association Members in attendance.

READING OF MINUTES

Jayson Heltzel made a motion to approve the 10/8/15 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

Vote in Favor 6 to 0.

SPECIAL MEETING 10/15/15

Mark Evans made a motion to approve the 10/15/15 Special Meeting Minutes.

The motion was seconded by Jayson Heltzel.

Vote in Favor 6 to 0.

TREASURER APPOINTMENT

Mark Evans resigned as Treasurer and Chairman of Finance Committee.

Fred Kanzler nominated Robert Alvey for Treasurer.

Lisa Gengelbach seconded the motion.

Vote in Favor 6 to 0.

TREASURER'S REPORT

Robert Alvey, Treasurer reported for the month of October 2015:

Current YTD Income:	\$ 860,675
YTD Expenses:	\$ 736,117
Current Net Income:	\$ 124,557

Monies on Hand:	\$ 83,162
Dock Account:	\$ 31,585
Rec Ctr Account:	\$ 29,496
Reserves:	\$ 442,662
Capital Improvement:	\$ 14,922

Mark Evans made a motion to accept the Treasurer's Report.

Fred Kanzler seconded the motion.

Vote in Favor 6 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in October 2015 - \$ 831

Total Past years' assessments collected as of October 31, 2015 - \$ 24,500

MANAGER'S REPORT

- Real Estate Report – 7 existing homes and 5 vacant lots changed hands in October 2015.
- Chipping complete – Leaf collection ongoing.
- Maintenance crew starting Christmas decorating.
- 2 entrance trees dead & 2 more dying. Family Roots will replace all four with a 3-year guarantee.
- New roof complete on Maintenance Barn.
- Entrance Marquee has received a facelift. CLV Garden Club donated all Yard Sale proceeds to redo landscaping.
- Ron Smith submitting plans for new home construction on Snow Ball.
- Family Roots to landscape main entrance sign in Spring of 2016.
- Festival of Lights dates are December 12 & 19. Garden Club will host Rec Center activities – we are still looking for a Santa.

OLD BUSINESS

Ryan Flannagan discussed ways to beautify CLV including idea from Jeff Stillman on placing a fountain at the front finger of the main lake. It would serve multiple purposes including the beauty of it, the fountain will keep the shallow water moving to keep the water from becoming stagnant, and it is also the first thing that visitors see when they enter Christmas Lake Village.

Chris Ambs did some research on pricing for Ryan. The proposal for the fountain is a 3 HP with a cost of \$5,000 –\$7,000. This fountain would also require electrical, which would require a 350 ft drill to the nearest electrical junction. Chris also mentioned that Family Roots could beat the price on the fountain by \$700 - \$1000. We are looking at a total investment of \$10,000 - \$12,000 for this project.

Ryan noted that people like to see changes in CLV. He wants to see more projects completed in 2016 including the park set up at the old Water Treatment Plant site.

Mark Evans asked about a requesting a quote on the electricity cost to run this fountain.

Don Vogel asked how the fountain is anchored – it would be similar to how the buoys are anchored. Also, the electrical from the motor to junction – no worries on fisherman snagging electrical.

NEW BUSINESS

Don Vogel reported that CLV would have a surplus of \$40,000 at the end of the fiscal year. We don't want to pay taxes on this surplus.

Fred Kanzler mentioned that we shouldn't forget our 'need' items such as maintenance building, boat docks & our roads.

Don Vogel commented that we just put a new roof on the maintenance building. We also have a fund for the boat docks, which is currently at \$31,000. We are looking at prepaying items ahead of time this year.

There was much discussion on what to do with the surplus and many good suggestions.

It was decided to research the boat docks and possibly get them on order and have a better handle of what we are doing with the surplus at the December meeting.

Ryan Flannagan made a motion to approve the expenditures of up to \$12,500 for the purchase/installation of the fountain.

Jayson Heltzel seconded the motion.

Vote in Favor 6 to 0.

What do we do with the remainder of the potential surplus?

Jayson Heltzel suggested going ahead with the boat dock replacement.

Don Vogel suggested that Chris go ahead and look at boat dock pricing and then we will have a better idea of where we are at during the December meeting.

Dennis Drake arrived at 6:30 to talk about the Memorial Hospital Wellness Programs coming to Santa Claus.

COMMITTEE REPORTS:

- **Business Planning** – Robert Alvey - No report
- **Rules & Regulations** – Mark Evans – No report
- **Parks & Rec** – Ryan Flannagan – Committee meeting in the future
- **Nominating/Election** – Brian Greulich - absent - No report
- **By-Laws** – Jayson Heltzel – No report

Jayson Heltzel made a motion to adjourn.

Robert Alvey seconded the motion

All in Favor 6 to 0.

Meeting adjourned at 6:52 PM

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties