

Christmas Lake Village
Board of Directors
12/10/15

Pending Approval at January 14, 2016 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, Mark Evans, Fred Kanzler, Lisa Gengelbach, Brian Greulich, & Robert Alvey.

Ryan Flannagan arrived at 6:15 PM

Amy Busler was absent.

There were (4) Association Members in attendance.

READING OF MINUTES

Lisa Gengelbach made a motion to approve the 11/12/15 Monthly Meeting Minutes.

The motion was seconded by Robert Alvey.

Vote in Favor 6 to 0.

TREASURER'S REPORT

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

Current YTD Income:	\$ 871,995
YTD Expenses:	\$ 791,609
Current Net Income:	\$ 80,385
Monies on Hand:	\$ 48,076
Dock Account:	\$ 31,586
Rec Ctr Account:	\$ 30,147
Reserves:	\$ 439,789
Capital Improvement:	\$ 14,922

Brian Greulich 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 November 2015:

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

Total Past years' assessments collected as of November 30, 2015 - \$ 24,500

MANAGER'S REPORT

- Real Estate Report – 6 existing homes and 4 vacant lots changed hands in November 2015.
- Leaf collection ongoing. Will continue through first week of January 2016 – depending on weather.
- 2 entrance trees replaced. We were scheduled to replace 2 more, but Family Roots saw some new growth on 2 of the trees and decided to leave them in place.
- Water fountain has been paid for. Waiting on Weyer Electric to bore electric to the fountain.
- 2016 Billing Statements have all been mailed.
- Dock Replacement - Don & Chris met with company from Indianapolis. (1) section that would hold (18) boats – without tax, labor, shipping – the cost alone was \$81,000. Dan, Jeremy & Chris also visited Doe Valley Marina to get some ideas on their docks. Chris asked for board approval to work on the docks “in-house” by starting with G Dock, spend some money, replace the small section that needs attention and learn how to work on these docks before we invest in something at the main marina where CLV might get in over our head.

Robert Alvey made a motion to update G Dock at a cost of up to \$10,000.
Brian Greulich seconded the motion.

Vote in Favor 7 to 0.

- Festival of Lights route set – dates are December 12 & 19.
- New home construction approved.

ACTION ITEMS

Don Vogel received a complaint from a resident on leaves being dumped on his vacant lot. We need to enhance our rules/guidelines on the placement of leaves.

Rules need to be revised before Spring 2016 chipping.

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 asked about our year-end tax situation. Based on the end of November 2015 figures, we have approximately \$40,000 on hand. Don & Chris met with our insurance representative; we owe \$35,000 for 2016. Paying this bill in December will take care of the balance on hand for 2015.

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

All in Favor 6 to 0.

Meeting adjourned at 6:27 PM

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties