

Christmas Lake Village  
Board of Directors  
7/14/15

**Pending Approval at June 12, 2016 Meeting**

The meeting was called to order by President Don Vogel at 1:00 PM and noted that a quorum was present.

All Directors were present: Don Vogel, Jayson Heltzel, Brian Greulich, Bruce Tesch, Mark Evans, Lisa Gengelbach, Ryan Flannagan, Fred Kanzler and Amy Busler.

There were (18) Association Members in attendance.

President Don Vogel was given the ballots/proxies, which were counted by Melvin Held's office this year. Don stated that there were 420 proxies received which was enough to constitute a quorum for the meeting.

Vicky Ambs read the following resolution:

BE IT RESOLVED THAT ALL ACTS AND RESOLUTIONS OF EVERY KIND AND CHARACTER OF THE BOARD OF DIRECTORS OF CHRISTMAS LAKE PROPERTY OWNER'S ASSOCIATION FOR THE YEAR COVERING THE PERIOD OF TIME FROM THE ANNUAL MEETING OF MEMBERSHIP HELD IN JUNE 2014 DOWN TO AND INCLUDING THIS DATE BE RATIFIED, APPROVED AND CONFIRMED IN ALL THINGS BY THE MEMBERSHIP OF THIS ASSOCIATION.

Jeff Stillman made a motion to approve the resolution.

Marlene Bowen seconded the motion.

All in favor – none opposed. Motion carried.

**READING OF THE 2014 ANNUAL MEETING MINTUES**

The 2014 minutes were read by Board Secretary Lisa Gengelbach.

(See attached document)

Marlene Bowen asked to waive the reading of the minutes.

Don Vogel noted that the minutes have to be read according to the CLV By-Laws.

There were several corrections noted on the 2014 minutes.

Jeff Stillman made a motion to approve the 2014 Annual Meeting Minutes.

Marlene Bowen seconded the motion.

All in Favor – none opposed. Motion carried.

### **TREASURER'S REPORT** – Bruce Tesch

To state that our year, financially, was a good one, would be an understatement. We've completely resurrected the ship and are headed in a good direction.

We budgeted \$832,023 in total income and we ended up at \$943,168, so 13% better than the budget. Much of this was due to the efforts of our Property Manager going out and getting prior year assessments. That line item alone was \$48,000 better than what we budgeted. All of our income-bearing units were in a positive direction. None of them under-achieved. From an operating standpoint, we had total operating expenses budgeted at \$832,023 and we spent 839,032. However, we spent more in the last few months to get to a level so we wouldn't pay income taxes. The staff managing to the budget was exemplary. To run to a budget with less than a 1% variance is outstanding. This left us with a net income of \$104,136 for the operating year of 2014. It also enabled us to increase our equity from \$1,152,119 in 2013 to \$1,256,155 in 2014 – the difference being the net profit of \$104,136. Our total assets increased \$162,384 from \$1,343,203 to \$1,505,587. Through all of this it was done on a 0 increase in assessment. In fact, over the past 3 years our assessed values to the property owner have been at a rate of .133% which is less than the annual inflation of the current status of our country.

Our reserves now stand at over \$450,000, not including special use accounts that we set up last year for the income that comes in for the Rec Center, boat docks and the Capital Improvement. Those (3) accounts alone stand at over \$75,000. So in essence we have well over \$500,000 in cash reserves.

I want to thank the board for all of their efforts and the committee that served with me on budgeting. The success of a budget starts with what accuracy of the information can be provided by Chris and his staff. They did a great job. The budget committee was diligent in getting to a quick resolution. The board acted well, in that they stuck to the plan all year long. Chris and his staff basically hit it on the head at less than 1%.

My only plea is that we continue the planning and the due diligence I've seen in the 2 ½ years and we don't get back into the "spend before you have it mode". This village can go wherever it wants.

Respectfully submitted

Bruce Tesch  
Treasurer

Jeff Stillman made a motion to accept the Treasurer's Report.

Mike Robinson seconded the motion.

All in favor – none opposed. Motion carried.

**MANAGER'S REPORT** – Chris Ambs

CLV Employees status

7 Full Times

Chris Ambs	Property Manager
Julie Benningfield	Office Manager
Dan Laughter	Maintenance Lead
Jeremy Wargel	Maintenance
Gail Chappel	Gate Attendant
Michael Sharer	Gate Attendant
Jeannie Bumm	Gate Attendant

8 Part Time

Eugene McKinney	Gate Attendant
Susan Loucka	Gate Attendant
Debra Burken	Gate Attendant
Cameron Clark	Gate Attendant
Sam Helming	Maintenance
Ron Bays	Maintenance
Jerry Libbert	Maintenance
Vicky Ambs	Office

4 Summer Hire

Justin Ambs	Boat Patrol
Jayson Vaal	Gate Attendant
Kyle Atienne	Maintenance
Jackson Wilhite	Maintenance

There are 866 homes in Christmas Lake Village as of June 2015.  
Correction from last year that reported 869.

Rental Properties; There are currently 37 Residential dwellings listed as Rental by deeded owners a drop of 18 compared to last year. Basically it means that 18 renters opted to purchase home instead of renting or home was sold.

Contracted Houses: 11 Residential dwellings listed as being under contract by deeded owners.

Building plans that have been submitted and approved 8 Utility Sheds, 9 Fences, 4 Garage additions, 1 Floating Boat Dock, 1 Pool House, 4 Porch additions, 2 Solar panels, and 1 Dog Run and 1 Pool. Please take note that so far this year no plans for new residential construction have been submitted.

Many improvements have been completed this year, including, the purchase of a slightly used vehicle for the office, a new zero turn mower, entranceway has been enhanced with new trees, along with plans to enhance the Kaspar gate also. Additionally, The Water Treatment plant has been demolished removed and area leveled and seeded with playground equipment purchased, our three lakes have been stocked with new creel limits established to better manage this precious resource.

Lake Treatment has been contracted out with Aquatic Solutions from Boonville they have applied the second treatment with all indications that this has been a huge step forward in properly maintaining our lakes.

Road Paving; scheduled to commence within the next month or so, start while school out and finish prior to start.

Road Salt, 2014/2015 winter required 8 road treatments with salt, this equated to a little over 50 ton which was what we were contracted on. We have a little over 20 ton left in the barn for next year's efforts and will most likely lock in between 65 or 70 ton for next year's contract.

Boat Slips; we currently have 64 boat slips rented out of are 165. These numbers will most likely increase as summer matures. Doesn't appear to be a run on pontoon slip this year. We currently have a substantial amount of money set aside for new docks and will start our replacement plan this fall.

Gates, all have been updated with new hardware and besides the occasional tailgater crashing into them they are somewhat maintenance free.

Recreation Center, acoustic panels have greatly enhanced sound quality.

Website; to say the least, has been a challenge keeping it updated with my limited knowledge however, it is a great source of information.

Vultures; vultures are still visible inside the village however; I think all will agree that there roosting habits and presence have seen a huge decline from years past. Over two years' worth of harassment has played a huge role in the decreased numbers. The vulture campaign must continue as the abundance of road kill in the village will always attract them.

Mass Email's; 50 have been sent out since June of last year. There are currently 828 recipients which have grown over a hundred since last year. With an average open rate of 60%. This remains our most powerful means of communication in the village and serves a dual purpose as our emergency contact. I encourage all not signed up to get signed up and tell your neighbors to sign up if they have yet to do so.

Many challenges still continue to haunt CLV staff such as drainage. Drainage has and will continue to be an issue throughout CLV with unpredictable torrential down pours and with members filling in ditches; the water has to go somewhere. CLV Maintenance crew will continue to prioritize and whittle away at these issues as budget allows but members can assist by keeping drains and ditches clear. In closing, I will remain as the Property Manager as long as I have the confidence and trust of the Board of Directors and continue these efforts of enforcing the Rules and Regulations to the best of my abilities...

Respectfully submitted

Chris J Ambs  
Property Manager  
Christmas Lake Village

Jeff Stillman made a motion to accept the Property Manager's Report.

Marlene Bowen seconded the motion.

All in favor – none opposed. Motion carried.

### **PRESIDENT'S REPORT** – Don Vogel

(See attached)

Kelly Greulich made a motion to accept the President's Report.

Jeff Stillman seconded the motion.

All in favor – none opposed. Motion carried.

### **OPEN FLOOR**

Jeff Stillman – questioned the current Board voting & approving items via email outside of monthly board meeting.

Don Vogel responded to the issue – There were (3) instances that this occurred between the April 2015 & May 2015 monthly board meeting.

- (1) Fishing meeting – There was a huge turnout for this meeting, including 4 board members, with the focus centered on the catch & release rule. The overwhelming majority in attendance wanted the rule changed. There was an email sent out to the board members and the rule was eliminated.

- (2) Playground Equipment from Y-Wee Care – The Santa Claus Parks & Rec Dept notified CLV that the playground equipment was vacated and that the Parks & Rec Dept would like to see the equipment stay in Santa Claus. CLV had already budgeted \$5000 for new equipment in 2015. We submitted a \$500 bid (blind bid at the time). All board members approved this bid in an email because the Parks & Rec would be meeting before our next monthly board meeting.
- (3) Legal Issue – CLV’s attorney, Bill Shaneyfelt, asked that we get permission from the Board to go forward on the initial paperwork for the legal issue - the very survival of CLV depends on this action. The attorney also asked that we vote on this at the May meeting so it is recorded in the minutes.

Kelly Greulich – would like to work with CLV and their website and incorporate a map that highlights subdivisions that are included in a boil advisory.

Kaspar Gate Marquee will be installed within the next 30 days

**ELECTION OF DIRECTORS FOR 2015 – 2016**

The election results were compiled by Melvin Held’s office.

There were 534 ballots received along with 5 ballots that were invalid. 418 proxies were received, 2 proxies hand-delivered at meeting and 3 proxies were invalid.

Mark Evans	431
Ryan Flannagan	404
Brian Greulich	371
Marlene Bowen	193
Larry Loucka	150

Jeff Stillman made a motion to adjourn the meeting.

Marlene Bowen seconded the motion.

All in favor – none opposed. Motion carried.

Meeting adjourned at 1:58 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties