

Christmas Lake Village
Board of Directors
01/14/16

Pending Approval at February 10, 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, Robert Alvey, Mark Evans, Fred Kanzler, Amy Busler, Lisa Gengelbach & Brian Greulich.

Jayson Heltzel & Ryan Flannagan were absent.

There were (6) Association Members in attendance.

READING OF MINUTES

Mark Evans made a motion to approve the 11/12/15 Monthly Meeting Minutes.

The motion was seconded by Robert Alvey.

Vote in Favor 5 to 0. Amy Busler abstained due to her absence at the November 2015 meeting.

TREASURER'S REPORT

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

Current YTD Income:	\$ 875,216
YTD Expenses:	\$ 877,749
Current Net Income:	*\$ - 2,534

*Note: Negative Net Income due to paying 2016 insurance & fountain in Dec 2015

Monies on Hand:	\$ 188,623
Dock Account:	\$ 31,712
Rec Ctr Account:	\$ 31,508
Reserves:	\$ 434,683
Capital Improvement:	\$ 14,923

Brian Greulich made a motion to accept the Treasurer's Report.

Mark Evans seconded the motion.

Vote in Favor 6 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in December 2015 - \$ 949.68

Total Past years' assessments collected as of December 31, 2015 - \$ 25,449

MANAGER'S REPORT

- Real Estate Report – 2 new renters in December 2015.
- 1 New Home Construction started in December for a total of 3 new homes in 2015.
- Water fountain & electrical hook-up confirmed. Fountain is paid for and being stored at Family Roots. Waiting on Weyer Electric to start electrical work.
- 2015 FOL saw 2,400 cars enter CLV with donations exceeding \$4700 along with a large truckload of canned goods. All donations given to Christian Resource Center in Rockport.

ACTION ITEMS

President Don Vogel mentioned the job well done by our Maintenance Crew on snow removal during our last snow event.

OLD BUSINESS

Amy Busler wanted to thank those individuals who walk along CLV streets and pick up trash.

COMMITTEE REPORTS:

- **Business Planning** – Robert Alvey - No report
- **Rules & Regulations** – Mark Evans – Mark & Chris reviewed the rule change on the Brush & Leaf Collection Rules. The additional rule included “No debris being placed on vacant lots without written permission from lot owner.” Debris includes brush & leaves.

Mark Evans made a motion to incorporate this additional rule into the Brush & Leaf Collection Rules. Amy Busler seconded the motion.

Vote in Favor 6 to 0.

- **Parks & Rec** – Ryan Flannagan – absent – No report
- **Nominating/Election** – Brian Greulich – Announced that (3) board positions would be open for the June 2016 election
- **By-Laws** – Jayson Heltzel – absent - No report

Mark Evans made a motion to adjourn.
Amy Busler seconded the motion

All in Favor 6 to 0.

Meeting adjourned at 6:18 PM

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties