

Christmas Lake Village  
Board of Directors  
2/11/16

**Pending Approval at March 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, Ryan Flannagan & Brian Greulich.

Jayson Heltzel & Lisa Gengelbach were absent.

There were (3) Association Members in attendance.

**READING OF MINUTES**

Mark Evans made a motion to approve the 1/14/16 Monthly Meeting Minutes.

The motion was seconded by Brian Greulich.

Vote in Favor 5 to 0.

Ryan Flannagan abstained due to his absence at the January 2016 meeting.

**TREASURER'S REPORT**

Robert Alvey, Treasurer reported for the month of January 2016:

Current YTD Income:	\$ 593,578
YTD Expenses:	\$ 40,763
Current Net Income:	\$ 552,816

Monies on Hand:	\$ 555,781.77
Dock Account:	\$ 32,238.72
Rec Ctr Account:	\$ 32,189.77
Reserves:	\$ 378,206.82
Capital Improvement:	\$ 14,923.39

Ryan Flannagan 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 January 2016:

Past years' assessments collected in January 2016 - \$ 12,553.06

Total Past years' assessments collected as of January 31, 2016 - \$ 12,553.06

Budgeted Assumption for 2016 - \$ 8,800.

### **MANAGER'S REPORT**

- Real Estate Report – 1 new renter and 3 existing homes changed hands in January 2016.
- Water fountain electrical hook-up has changed. Weyer will be digging near the closest electrical box on the east side of the finger, saving us a lot of money in boring. The new electrical service will require a hookup fee.
- February 12 will mark the 30-day past-due mark for 2016 assessments. Privileges will be suspended for those lot owners who have not paid.

### **ACTION ITEMS**

None

### **OLD BUSINESS**

None

## NEW BUSINESS

We had a request from a local business, JAWS, wanting to know if they could advertise in our newsletters that the Property Manager issues.

Don Vogel, President noted that the By-Laws do not prevent us from doing this. Don also mentioned several other issues to think about:

- New stream of revenue
- How do we control it?
- How do we price it?
- How do we get this message to other businesses?
- Are we infringing on CLV residents' privacy?
- What would we accept/not accept for advertising?

Board members stated:

1. They like the newsletter the way it is.
2. It would create a nightmare of managing for Chris & Julie.

After discussion with the Board and residents in attendance, it was decided not to do the advertising.

Mark Evans made a motion to not pursue advertising in the CLV Newsletter.

Robert Alvey seconded the motion.

All in Favor 6 to 0.

Ryan Flannagan noted that he did appreciate the pictures that Chris Ambs adds to the CLV newsletter.

## COMMITTEE REPORTS:

- **Business Planning** – Robert Alvey - No report
- **Rules & Regulations** – Mark Evans – No report
- **Parks & Rec** – Ryan Flannagan – Wanted thoughts from the Board on Earth Day – residents pick up trash around their neighborhood. Don Vogel thought that the county would supply us with the trash bags. Bags would be available for CLV residents to pick up at the gatehouse. “Adopt an area” campaign was also mentioned. Weekend before Earth Day was decided as the date for this campaign. Ryan also wants to schedule a meeting for his committee to develop a 5-year plan. Ryan spoke with a CLV resident that has a drone. This individual wants to take some footage of CLV. It could be used on our website and show what CLV has to offer. Don Vogel asked Ryan to proceed with it.

- **Nominating/Election** – Brian Greulich – Brian made the 2<sup>nd</sup> official announcement of (3) board positions would be open for the June 2016 election
- **By-Laws** – Jayson Heltzel – absent - No report

Robert Alvey made a motion to adjourn.  
Brian Greulich seconded the motion

All in Favor 6 to 0.

Meeting adjourned at 6:33 PM

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties