

Christmas Lake Village
Board of Directors
3/10/16

Pending Approval at April 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, Robert Alvey, Mark Evans, Fred Kanzler, Amy Busler, Ryan Flannagan, Jayson Heltzel, Lisa Gengelbach & Brian Greulich.

There were (9) Association Members in attendance.

MEMBERS FORUM

Ann Vogel – President of CLV Garden Club - Asked for permission to host the CLV yard sale again this year on Saturday, September 17. Don noted it was on our agenda and would be discussed later in the meeting.

Bill Disinger – Requested approval from the CLV Board to build seawall on his property Lot 01-073, 01-072, 01-071 and extend it 86 ft on to CLV common ground. Chris will send out plans for board approval on Friday.

Amy suggested that Disinger pay for any attorney fees that would be incurred in this process.

Meagan Seufert – Would like to hold a youth fishing tourney. Trophies awarded to 2 winners in each age group with 2 categories – Most fish caught & largest fish caught. Property Manager to request assistance from CLV fisherman.

READING OF MINUTES

Robert Alvey made a motion to approve the 2/11/16 Monthly Meeting Minutes.

The motion was seconded by Ryan Flannagan.

Vote in Favor 6 to 0.

Lisa Gengelbach & Jayson Heltzel abstained due to their absence at the February 2016 meeting.

TREASURER'S REPORT

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

Current YTD Income:	\$	696,548
YTD Expenses:	\$	82,873
Current Net Income:	\$	613,675

Monies on Hand:	\$	613,896
Dock Account:	\$	32,615
Rec Ctr Account:	\$	33,701
Reserves:	\$	376,983
Capital Improvement:	\$	14,924

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

Lisa Gengelbach seconded the motion.

Vote in Favor 8 to 0.

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for the month of February 2016:

Past years' assessments collected in February 2016 - \$ 0
Total Past years' assessments collected as of February 29, 2016 - \$ 12,275
Budgeted Assumption for 2016 - \$ 8,800.

MANAGER'S REPORT

- Real Estate Report – 5 existing homes and 1 vacant lot changed hands in February 2016.
- Water fountain & electrical hook-up locked on. Family Roots will be installing fountain next week and we are waiting on Vectren to make the final connection.
- Results from suspending privileges: \$33,035 collected in 7 days following gate card deactivation. In July we will mail letters notifying members before suspending privileges.
- Boat Dock invoices will be mailed out mid-March.
- Rec Center availability calendar now on the CLV website.
- Several potholes filled throughout CLV.
- Playground equipment from Y-Wee Care to be moved starting next week. We hope to have it installed by mid-summer.

Don asked Chris to give an update on fish stocking. CLV budgeted \$4000 for stocking in 2016. There were 500 grass carp put in the lakes 7 or 8 years ago. A grass carp growing period is 5 years. Once they reach their peak growth, they cut back on their eating. We ordered 100 more grass carp. We then divided the remainder between crappie & large-mouth bass.

ACTION ITEMS

2016 Annual Yard Sale proposed date – September 17. All proceeds from this event will go right back into CLV – The garden at the main entrance will be spruced up by Family Roots later this year.

Jayson Heltzel made a motion to let the CLV Garden Club host the yard sale on September 17.

Robert Alvey seconded the motion.

All in Favor 8 to 0.

OLD BUSINESS

None

NEW BUSINESS - Ryan Flannagan brought to the Board's attention about the Heiney property being for sale. This property is on the corner of Kaspar and Hwy 162. The property includes a barn which could be purchased separately. Would CLV be interested in putting an offer in or looking into the idea?

Amy Busler brought up the purchase of the Hanning property several years ago. The vision of the board at that time was to move the fuel tanks to this site and possibly build a maintenance barn. Amy suggested since we already have this land, use the \$50,000 that is available and build a new barn.

The Board asked Chris to get bids on preparing land.

Amy suggested that Chris & Dan get info together on what is needed.

Robert suggested that we make room for growth, don't just build what we need right now, but build it to accommodate future growth of CLV.

Land could be used for future boat storage using gate cards to enter property.

In other new business, Amy wanted to remind residents and their children to wear reflective clothing or carry flashlights when walking or riding bicycles on CLV roadways.

COMMITTEE REPORTS:

- **Business Planning** – Robert Alvey - No report
- **Rules & Regulations** – Mark Evans – No report
- **Parks & Rec** – Ryan Flannagan – Update on February 23 Committee Meeting – Discussions included - putting together a 5-year plan; Working on the park next to the PSC building; Walking trail extended from park across the dam; restroom facility at the park; Ryan brought a map to show ideas of future trails; maintain tennis courts; Shelter house and basketball court at the park; Diving board ladder rusted and needs replaced; golf cart discussion – review town ordinance on golf carts; Earth Day – April 22 – residents pick up garbage bags, adopt an area and pick up trash; recycling program project.
- **Nominating/Election** – Brian Greulich – Open nominations still being accepted until April 23. 3 applications have been received.
- **By-Laws** – Jayson Heltzel – No report

Amy Busler made a motion to adjourn.
Robert Alvey seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 7:02 PM

Respectfully submitted
Julie Benningfield
Office Manager
Christmas Lake Properties