

Christmas Lake Village
Board of Directors
4/14/16

Pending Approval at May 12, 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, Ryan Flannagan, Jayson Heltzel, Lisa Gengelbach & Brian Greulich.

Amy Busler was absent.

There were (3) Association Members in attendance.

MEMBERS FORUM

Larry Loucka – Informed the Board that he had been corresponding with an Indiana Fishing Biologist about catch & release during spawning season and seawalls.

READING OF MINUTES

Robert Alvey made a motion to approve the 3/10/16 Monthly Meeting Minutes.

The motion was seconded by Lisa Gengelbach.

Vote in Favor 7 to 0.

TREASURER'S REPORT

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

Current YTD Income:	\$	717,199
YTD Expenses:	\$	139,370
Current Net Income:	\$	577,829

Monies on Hand:	\$	577,181
Dock Account:	\$	34,866
Rec Ctr Account:	\$	35,372
Reserves:	\$	387,624
Capital Improvement:	\$	14,925

Jayson Heltzel made a motion to accept the Treasurer's Report.

Ryan Flannagan seconded the motion.

Vote in Favor 7 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in March 2016 - \$180

Total Past years' assessments collected as of March 31, 2016 - \$ 12,275

Budgeted Assumption for 2016 - \$ 8,800.

MANAGER'S REPORT

- Real Estate Report – 4 existing homes and 5 vacant lot changed hands in March 2016.
- 5 Open CLV Construction Permits
- Water fountain complete.
- Earth Day – signup sheet posted at Gatehouse. Trees & orange garbage bags are available for pick up now.
- Wi-Fi hotspot now at Holly Park.
- Ladder on Diving board platform replaced.
- Road inventory to be started.
- Playground equipment from Y-Wee Care being moved. Drainage being installed.

- Salt contract closed out – purchased 36 ton.
- 138 past-due notices sent out.
- Chipping campaign kicked off on April 4 – running several passes through CLV.
- Estimate for clearing CLV property for future maintenance barn - \$50,000-\$55,000 – includes acre cleared and rocked with gravel road access. Pole barn with concrete & electric will run from \$20 to \$25 a sq ft. Our estimated requirement is a 50 x 80 building, 4000 sq ft, approximately \$100,000.
- Emailing notice to CLV members about possible traffic congestion on Saturday, April 16 at Kaspar Gate – due to auction.

ACTION ITEMS

none

OLD BUSINESS

none

NEW BUSINESS

none

COMMITTEE REPORTS:

- **Business Planning** – Robert Alvey - No report
- **Rules & Regulations** – Mark Evans – No report
- **Parks & Rec** – Ryan Flannagan – Property Manager forwarded information to Ryan on trail estimates by the sq ft. Will work on getting estimates for other trails and then submit and formal plan.
- **Nominating/Election** – Brian Greulich – Open nominations still being accepted until April 23. 5 applications have been received. Restricted nominations with (15) signatures will be accepted from April 25 until April 29 at 4:30PM.
- **By-Laws** – Jayson Heltzel – No report

Jayson Heltzel made a motion to adjourn.

Robert Alvey seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 6:22 PM

Respectfully submitted
 Julie Benningfield
 Office Manager
 Christmas Lake Properties