

Christmas Lake Village  
Board of Directors  
7/14/16

**Pending Approval at August 11, 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, Jonathan Darling, Jayson Heltzel, Lisa Gengelbach & Brian Greulich.

Ryan Flannagan was absent.

There were (14) Association Members in attendance.

**MEMBERS FORUM**

Jeff Stillman – Asked about the different spray head that is currently on the fountain and also there is now a red light displaying. Chris Ambs, Property Manager noted that Family Roots came in and changed the spray head and added the red, white & blue lens for the summer season. There are (5) different heads for the fountain.

**READING OF MINUTES**

Robert Alvey made a motion to approve the 5/12/16 Monthly Meeting Minutes.

The motion was seconded by Brian Greulich.

Vote in Favor 7 to 0.

## **TREASURER'S REPORT**

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

Current YTD Income:	\$	788,557
YTD Expenses:	\$	289,193
Current Net Income:	\$	499,364

Monies on Hand:	\$	548,104
Dock Account:	\$	40,251
Rec Ctr Account:	\$	38,097
Reserves:	\$	395,625
Capital Improvement:	\$	14,926

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

Lisa Gengelbach seconded the motion.

Vote in Favor 7 to 0.

## **DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the month of May/June 2016:

Past years' assessments collected in May/June 2016 - \$3,837.42  
Total Past years' assessments collected as of June 30, 2016 - \$ 15,952  
Budgeted Assumption for 2016 - \$ 8,800.

## **MANAGER'S REPORT**

- Real Estate Report – 8 existing homes, 2 vacant lots & 1 renter changed hands in May/June 2016.
- 9 Open CLV Construction Permits
- Rudolph has started road paving. They will be working in CLV for the next couple of weeks.
- Beach is being raked as needed. No less than 3 times a week.
- Lake spraying continues. Our hopes are to stay in front of the issue.
- Bull Dog Divers from Rockport repaired intake tower leaks on main lake. Leaks have been plugged with oakum and a layer of grout. This fix should last for years to come.

- 2<sup>nd</sup> installment of the 2016 Assessment due on July 15.
- Street radar signs mounting hardware has arrived. Signs will be in with a couple more weeks.
- Dam inspections are currently under way by Commonwealth Engineers. Both intake towers are scheduled to be inspected.
- Security Patrol has been hired and actively patrolling CLV.

Jeff Stillman made a comment about the Town of Santa Claus using concrete to pave roads in the Industrial Park. It is cheaper than asphalt. Don Vogel, President, commented that using concrete on CLV roads would involve tremendous excavation and putting down a new base. Cost estimated at \$300,000/mile. The Town will be using concrete because of the heavy truck traffic in the Industrial Park area.

Larry Loucka asked about rubber asphalt as a cheaper alternative. Don noted that Rudolph is the best contractor in this area. Rudolph is on top of what's going on when paving CLV roads.

### **ACTION ITEMS**

**Ed & Margaret Wilmes** – There have been numerous complaints of renting their home on a daily basis. This is in violation of the CLV C & R's, the CLV Rental Rules and the Town Zoning Ordinance.

After much discussion between the board and Mr & Mrs Wilmes it was decided that the Wilmes' would refund money to all guests who made a reservation and invite them in as their personal guests. The website will then come down after all guests are contacted. The Wilmes' will also keep in contact with Chris on the progress of this issue.

Robert Alvey thanked Mr & Mrs Wilmes. They have brought an issue to the attention of the CLV Board. We will make sure that this doesn't happen again.

### **OLD BUSINESS**

None

## **NEW BUSINESS**

CLV would like to give Santa Claus Police Department access to our monitoring system. They would pay to have their system upgraded to accommodate our system. CLV has (13) cameras around the community.

The Board agreed to discuss this issue with the CLV attorney.

Robert Alvey made a motion to have CLV attorney write up documentation to allow SCPD to have access to our monitoring system.

Jayson Heltzel seconded the motion.

All in Favor 7 to 0.

Don mailed (3) letters to property owners on June 22, 2016. The property of the following CLV residents are in great need of repair. We assessed that these (3) are the worst in CLV:

- James Muckle – Lot 02-016 - 88 E Reindeer Circle  
He has health issues that keep him from getting things done. He would agree to getting the property cleaned up if CLV could help him find some high school or college students who would help him do the work, then he would address cleaning up his property: Repairing sidewalk, cleaning up weeds, replace siding.
- Kevin Conkright – Lot 01-188 - 11 E Melchior Drive S  
Piles of junk, wood bees destroying window facings and weed infested. They are in the process of hiring Blake Voges to clean up the property and fix all the issues.
- Mark Bulleit – Lot 05-049 - 674 S Sled Run  
Tarp over 4 hand-hewn logs on the foundation that have suffered water damage over the years.

CLV will not stop with these (3). We will continue to go after property that is not maintained.

## **COMMITTEE REPORTS:**

- **Business Planning** – Robert Alvey - No report
- **Rules & Regulations** – Mark Evans – Renter Rules – Meeting scheduled for 7/20/16 at 6 PM
- **Parks & Rec** – Ryan Flannagan – absent – No report
- **Nominating/Election** – Brian Greulich – No report
- **By-Laws** – Jayson Heltzel – No report

Jayson Heltzel asked if there is anything we can do about the geese? Chris stated we don't have as many geese as last year. Don noted that geese are a universal problem. We understand it's a problem. It's an ongoing issue.

Seth Windell had a complaint about Holly Park. He stated there are weeds everywhere, pieces of park equipment are missing, paint is peeling on the equipment and the nets on the basketball goals are falling off. Chris noted that the kids like the nets that way, because when you put up new nets, the balls get stuck. Is CLV going to do anything with ballfield? Why do we keep a fence up?

Robert Alvey made a motion to adjourn.  
Jayson Heltzel seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 7:05 PM

Respectfully submitted  
Julie Benningfield  
Office Manager  
Christmas Lake Properties