

Christmas Lake Village  
Board of Directors  
8/11/16

**Pending Approval at September 8, 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, Jayson Heltzel, Brian Greulich, Ryan Flannagan, Mark Evans, Lisa Gengelbach, and Fred Kanzler.

Robert Alvey and Jonathan Darling were absent.

There were (15) Association Members in attendance.

**MEMBER'S FORUM**

Guest Speaker Tim Day, Certified Arborist, spoke to everyone about the EAB (Emerald Ash Borer). The Ash Borer is in our area and if the Ash trees are not treated, they will die. Tim gave a very interesting and informative message about the bug, the tree and how best to take care of the Ash tree that becomes infested with the EAB.

Mike Schriefer – Asked about rumors he heard that golf carts were going to be disallowed in our community. Mike wanted to know truth from rumors. Don Vogel gave some brief information on the subject. Dale & Huntingburg both have golf course ordinances. The Town of Santa Claus has written a draft ordinance, but it was tabled at Monday night's Town Council meeting. The Town is going to form a committee to work on this draft ordinance.

**READING OF MINUTES**

Brian Greulich made a motion to approve the 7/14/16 Monthly Meeting Minutes.

The motion was seconded by Fred Kanzler.

Vote in Favor 5 to 0. Ryan Flannagan abstained.

**SPECIAL MEETING MINUTES**

Special Meeting held on July 27, 2016 regarding Tenant/Owner/Agent Rules & Regulations.

Lisa Gengelbach made a motion to approve the 7/27/16 Special Meeting Minutes.

Brian Greulich seconded the motion.

Vote in Favor 6 to 0.

**TREASURER’S REPORT**

Don Vogel read the Treasurer’s report in Robert Alvey’s absence. The report was for the month ending July 2016:

Current YTD Income:	\$ 834,452
YTD Expenses:	\$ 343,056
Current Net Income:	\$ 491,396

Monies on Hand:	\$ 487,190.18
Dock Account:	\$ 40,440.40
Rec Ctr Account:	\$ 39,048.69
Reserves:	\$ 402,213.29
Capital Improvement:	\$ 14,927.09

Mark Evans made a motion to accept the Treasurer’s Report. Jayson Heltzel seconded the motion.

Vote in Favor 6 to 0.

**DELINQUENCY REPORT**

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

Past years’ assessments collected in July 2016 - \$ 668.40  
Total Past years ‘assessments collected as of July 2016 - \$ 16,620.40

## MANAGER'S REPORT

- Real Estate Report – 3 renters, 4 existing homes changed hands and 1 vacant lot changed hands in July 2016.
- There are currently “9” open CLV Construction Permits.
- Lake Spraying continues and our hopes are to stay in front of it.
- Radar Sign installation complete.
- Dam inspections are underway by Commonwealth Engineers. Both intake towers are scheduled to be inspected. Commonwealth is waiting for very slow or no flow into intake tower before inspecting.

## ACTION ITEMS

- Ed Wilmes – Vacation Rental – Mr. Wilmes told the board that they stopped taking rentals on July 12. The CLV Board did not know this and told Mr. Wilmes that the issue was the lack of communication and no follow-up from Mr. Wilmes that was agreed upon at the July 14 Board Meeting. Wilmes asked about the invoices they were receiving from CLV regarding a daily fine, The fines started July 15. The Board told Wilmes the reason for the fines was there was no communication between Wilmes & CLV concerning this issue until tonight, August 11, 2016. CLV Board Members were still able to go on the VRBO website and reserve dates to stay at their home. Their vacation property was not deleted from the VRBO website until late this afternoon according to Don.
- After a lengthy discussion among board members, there was a motion made by Ryan Flannagan to reduce the fine and make it active from August 1, 2016 (the day they signed for the certified mail – August 4, 2016 when Ed tried to contact Don regarding the issue. Brian Greulich seconded the motion.

All in Favor 5 – Mark Evans, Fred Kanzler, Ryan Flannagan, Brian Greulich & Jayson Heltzel. Opposed 1 – Lisa Gengelbach.

## COMMITTEE REPORTS

- **Business Planning** - Robert Alvey - absent - no report
- **Parks/Rec** – Ryan Flannagan – Ryan asked for an update on Park Equipment set-up at the Water Treatment Plant site. Chris stated that if we get to it this year, it will be a miracle. Our maintenance crew is overwhelmed. We can hope to make it a Spring project. We won't rule it out, but it might be Fall or Spring.
- **Nominating & Election** - Brian Greulich – no report

- **Rules & Regs** – Mark Evans –

Real Estate Open House – A couple of years ago a motion was made to allow Realtors to place their signs out the Saturday before the Open House on the first Sunday of the month. The signs are now out on Friday and left out until Monday. The Realtor’s excuse is that CLV has no time-frame on their rule. The addition is signs are allowed no earlier than 7AM on Saturday before the Open House and must be removed no later than 6PM on Sunday of Open House.

All in Favor of Motion change – 5 to 0.

Brush & Leaf Program Rules – Storm damage “assistance” changed to “pick-up”. Too many people were reading it as CLV maintenance would come out and ‘assist’ the lot owner with their storm damage. The intent of the rule remains the same. We are just updating some of the verbage. There was also a \$25 charge applied to a lot owner if chipping exceeds 30 minutes.

All in Favor of change – 5 to 0.

- **By Laws** – Jayson Heltzel – no report

Don noted that we sent out letters to (3) lot owners who had property that was in derelict condition. Simply mailing a letter is not working. Don asked that the Board be thinking about this issue for the September 2016 Board Meeting.

Ryan Flannagan made a motion to adjourn the meeting. Mark Evans seconded the motion.

Vote in Favor 5 to 0.

Meeting adjourned at 7:55 PM.  
Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties