

Christmas Lake Village  
Board of Directors  
9/8/16

**Pending Approval at October 13, 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, Brian Greulich, Ryan Flannagan, Mark Evans, Robert Alvey, Jonathan Darling and Fred Kanzler.

Jayson Heltzel and Lisa Gengelbach were absent.

There were (6) Association Members in attendance.

**MEMBER'S FORUM**

Mike Robinson – Asked about lot owners making improvements to their lot before the home is built.

Jeff Stillman – Wants the board to change the head on the fountain. Jeff also asked when the fountain was going to be moved so he can use the other bay of his dock. Don responded that CLV had no plans to move the fountain, but that the Board will take a look at it.

Larry Loucka – Buoy missing at finger near gatehouse.

LuAnn Campagna – Submitted plans for seawall.

**READING OF MINUTES**

Brian Greulich made a motion to approve the 8/11/16 Monthly Meeting Minutes.

The motion was seconded by Ryan Flannagan.

Vote in Favor 6 to 0.

## **TREASURER'S REPORT**

Robert Alvey read the Treasurer's report for the month ending August 2016:

Current YTD Income:	\$ 866,703
YTD Expenses:	\$ 594,271
Current Net Income:	\$ 272,432

Monies on Hand:	\$ 269,661.29
Dock Account:	\$ 40,442.11
Rec Ctr Account:	\$ 40,380.37
Reserves:	\$ 453,059.57
Capital Improvement:	\$ 3,927.46

Note: \$50,000 from CD that matured in December was transferred from the general fund to Fifth Third Securities.

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

Vote in Favor 6 to 0.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in August 2016 - \$ 20  
Total Past years 'assessments collected as of August 2016 - \$ 16,640

## **MANAGER'S REPORT**

- Real Estate Report – 1 renter, 8 existing homes and 4 vacant lot changed hands in August 2016.
- There are currently “10” open CLV Construction Permits.
- Mum sale Friday.
- Yard Sale scheduled for September 17 – expect traffic congestion.
- Dam inspections are underway by Commonwealth Engineers.
- Gatehouse parking lot water leak – repaired. Repaving will be done during annual paving.
- Committees and Board members need to start thinking budget requirements.

**ACTION ITEMS** - None

**OLD BUSINESS** – None

**NEW BUSINESS** – Don asked the Board - How can we best enforce the C & R's and the Rules & Regulations as far as getting property owners to take care of their property in the way we expect them to take care of it?

We sent letters out in July to 3 Lot Owners about their property. All 3 were inspected last week and no progress has been made.

Don wanted to know what CLV is going to do to enforce it.

Robert suggested that we enforce these rules by issuing fines.

Jim Muckle was in attendance to talk about his property and argued that he had made progress in cleaning up his lot. Don told Mr. Muckle that the siding is still off the side of the house. The scaffolding is still set up on the back of the house. Don & Mr. Muckle decided to meet on Monday 9/19/16 to discuss his property progress.

It was also decided to create a plan for future issues: Bring it to the attention of the Board, meet, checklist, timeframe and fines.

Don asked Mark Evans to have his Rules & Regs committee to meet and form a proposal of fines. We will then review at the October Board Meeting.

Next, Don brought up the issue of the upcoming tax sale on October 3, 2016. There are 2 properties owned by Tasman, LLC – (01-133) 241 W Pine Drive & (01-014) 486 W Melchior Drive S. Current taxes owed are as follows: (01-133) - \$4,580.00 and (01-014) - \$5,124.92.

Robert Alvey made a motion to start the process of acquiring the Tasman, LLC properties listed above. The money would come from the general fund. Ryan Flannagan seconded the motion.

All in Favor 6 to 0.

Following the discussion of Tasman, LLC, Chris Ambs talked about the need for a new Maintenance truck. We currently have \$30,000 in the 2016 budget for the 2017 insurance. We would like to take the \$30,000 and purchase a new truck.

Mark Evans made a motion to give Chris the approval to start the search for a new truck for maintenance using the insurance money for 2017 in the 2016 budget. Robert Alvey seconded the motion.

All in Favor 6 to 0.

### **COMMITTEE REPORTS**

- **Business Planning** - Robert Alvey - no report
- **Parks/Rec** – Ryan Flannagan – no report
- **Nominating & Election** - Brian Greulich – no report
- **Rules & Regs** – Mark Evans – no report
- **By Laws** – Jayson Heltzel – no report

Robert Alvey made a motion to adjourn the meeting. Ryan Flannagan seconded the motion.

Vote in Favor 6 to 0.

Meeting adjourned at 7:10 PM.  
Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties