

Christmas Lake Village  
Board of Directors  
10/13/16

**Pending Approval at November 10, 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, Lisa Gengelbach & Brian Greulich.

Ryan Flannagan was absent.

There were (10) Association Members in attendance.

**MEMBERS FORUM**

Drew Flamion with Commonwealth Engineers spoke to all in attendance about the recent dam inspection.

Christmas Lake – The intake structure is 50+ years old. The concrete structure is in sound condition. CLV should plan for repair in the next 10 years. Gates & valves will also need some service in near future. Safety rail needs to be installed on top of structure. Ladder inside is corroded & needs to be replaced.

Lake Noel – CLV maintenance has performed a lot of repairs to Lake Noel in the past 2 years. Intake tower was inspected and requires the same plan as Christmas Lake.

Lake Holly – This lake is overall in good shape. There are a few trees that need to be removed along the embankment.

The inspection reports are available at the Office for review.

Andrew Jackson – Andrew brought in plans for the board to review. He wants to readjust his driveway on the vacant lot (west of his home). He also asked about the noise ordinance and what we are doing to enforce the rules on this issue. Don stated that we will address this issue.

Jeff Stillman – Jeff reminded the board that he had asked at last month’s meeting to have the buoy/fountain moved. It is blocking his North dock. He states that it needs to be moved 23 ft. Don stated that they will look at it again, but the fountain can’t be moved back any further because of the shallow water.

**READING OF MINUTES**

Robert Alvey made a motion to approve the 9/8/16 Monthly Meeting Minutes.

The motion was seconded by Jonathan Darling.

Vote in Favor 5 to 0.

Lisa Gengelbach abstained due to her absence at the September 2016 meeting.

**TREASURER’S REPORT**

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

Current YTD Income:	\$	879,035
YTD Expenses:	\$	680,697
Current Net Income:	\$	198,338

Monies on Hand:	\$	159,785
Dock Account:	\$	40,486
Rec Ctr Account:	\$	41,352
Reserves:	\$	453,837
Capital Improvement:	\$	3,927

Don asked all those in favor of the report state by saying “I”. None opposed.

Motion carried.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in September 2016 - \$472.00

Total Past years' assessments collected as of September 30, 2016 - \$ 17,112

Budgeted Assumption for 2016 - \$ 8,800.

## **MANAGER'S REPORT**

- Real Estate Report – 4 existing homes, 0 vacant lots & 1 renter changed hands in September 2016.
- 9 Open CLV Construction Permits
- Yard sale had 636 cars enter the gate. Traffic was down due to the weather. We received numerous complaints about cars blocking driveways, parking in yards, and lot owners being shut down on Thursday. Social Media posts were very derogatory with wrong and false information.

## **OLD BUSINESS**

Radar Signs/Video Cameras – Our attorney, Bill Shaneyfelt, advised CLV that any information recorded on the radar signs and video surveillance should not be given to the Santa Claus Police Department. We can choose which information to give to the town, but they should not have total access to our records. We will not give up our privacy.

## **NEW BUSINESS**

UPS has requested to use golf carts to deliver packages during the holiday season. Our current rules only allow golf cart use to and from the golf course.

Robert Alvey made a motion to not allow UPS to use golf carts for deliveries.

Mark Evans seconded the motion.

All in Favor 6 to 0.

## **COMMITTEE REPORTS:**

- **Business Planning** – Robert Alvey – 2017 Budget Review We are lowering the 2017 Assessment by .991%. This is the first time in CLV history that this has been done. The new amount will be \$442.00 per lot. We have added more money for dam repairs, lake survey & for the Water Treatment Plant playground.

Brian Greulich made a motion to approve the 2017 Budget.

Jonathan Darling seconded the motion

All in Favor 6 to 0.

- **Rules & Regulations** – Mark Evans – Advisory Committee – explained how the committee works. It is made up of 1 lot owner in good standing from each Subdivision. When complaints are brought to the attention of the Property Manager, the lot owner is given 2 weeks to rectify the discrepancy. If the issue is not taken care of, it is turned over to the Advisory Committee. The committee will then review the issue and come to an agreement on what needs to be done.
- **Parks & Rec** – Ryan Flannagan – absent – No report
- **Nominating/Election** – Brian Greulich – Board Vacancy – Jayson Heltzel is resigning due to relocating for a new job opportunity. We will be posting a board vacancy for a new board member to serve Jayson's remaining term of 2.5 years. The vacancy will be voted on at the November 10, 2016 Board Meeting.

Robert Alvey made a motion to adjourn.

Jonathan Darling seconded the motion

All in Favor 6 to 0.

Meeting adjourned at 7:15 PM

Respectfully submitted  
Julie Benningfield  
Office Manager  
Christmas Lake Properties