

Christmas Lake Village
Board of Directors
11/10/16

Pending Approval at December 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, Mark Evans, Fred Kanzler, Jonathan Darling, Lisa Gengelbach & Brian Greulich.

Robert Alvey was absent.

Ryan Flannagan arrived at 6:07 PM.

There were (8) Association Members in attendance.

MEMBERS FORUM

Election of Vacant Board Member – Resumes of the following candidates were sent to Board Members prior to the meeting: Al Ruckriegel, Ken Rice & Bruce Tesch.

Mark Evans made a motion to nominate Bruce Tesch to fill the 2 ½ year vacancy.

Fred Kanzler seconded the motion.

All in favor 5 to 0.

Larry Loucka – Wanted to know if we were going to put a “catch & release” in place during spawning season next spring since we are not purchasing fish in 2017.

Don stated he would pass this suggestion on to Bruce Tesch and the Fishing Committee. In 2017 we will not be stocking the lakes. We will be having a survey done to determine the population, size, age and species of fish in our lakes.

READING OF MINUTES

Lisa Gengelbach made a motion to approve the 10/13/16 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

Vote in Favor 5 to 0.

TREASURER'S REPORT

In Robert Alvey's absence, Don Vogel, President, read the Treasurer reported for the month of October 2016:

Current YTD Income:	\$	885,217
YTD Expenses:	\$	740,101
Current Net Income:	\$	145,116

Monies on Hand:	\$	100,138
Dock Account:	\$	40,487
Rec Ctr Account:	\$	41,962
Reserves:	\$	453,847
Capital Improvement:	\$	3,927

Brian Greulich made a motion to accept the Treasurer's Report for October 2016.

Mark Evans seconded the motion.

All in Favor 5 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in October 2016 - \$346.00
Total Past years' assessments collected as of October 31, 2016 - \$ 17,112
Budgeted Assumption for 2016 - \$ 8,800.

MANAGER'S REPORT

- Real Estate Report – 7 existing homes, 1 vacant lot changed hands in September 2016.
- 10 Open CLV Construction Permits.
- All 134 open guest lists have been closed out.
- New bronze Santa posted at the rear gate.
- CLV Garden Club to finance rear gate landscaping.
- 2017 invoices will be mailed December 1.
- FOL scheduled for December 10 & 17. Asking all residents to decorate.
- Toys for Tots & hat, glove & coat drive for kids has kicked off.
- Leaf collection campaign continues.
- Spillway repair has started – looks like it will be finished quicker than anticipated and under budget.
- New town ordinance signs are up at all gates and a few inside CLV.
- Chris will be on vacation the week of Thanksgiving.

Brian brought up the rear gate and putting up a marquee. Do we still need the building? Could it be replaced with equipment like we have at Kaspar gate?

ACTION ITEMS

N/A

OLD BUSINESS

Yard Sale – Mark Evans suggested having a meeting with members who are for and against the yard sale. Instead of deciding whether or not to have the yard sale in 2017, we would like to give the members a chance to voice their opinions. The goal is to get those that participate in the yard sale to understand what the CLV employees go through during yard sale week. We also encourage a CLV Garden Club member to attend to explain what the fee is used for. Mark Evans asked that Chris share the comments from Facebook that started the idea of this meeting.

Chris noted that he was called a “stalker”, accused of yelling at lot owners, and CLV members wanted Chris fired. Chris went on to explain that lot owners don’t understand the rules that govern the Yard Sale and if they did they surely wouldn’t be in violation and be mad at Chris.

The board decided on having a meeting after the holidays since we are getting into the busiest time of year.

Ryan Flannagan gave thanks to Chris for removing the bushes at the front entrance. They were blocking the lights in the evening and it now looks much better.

NEW BUSINESS

The last 2 years we have run in to a conflict with the Emerson Society on the 2nd Thursday of October. We are suggesting that we move the October 2017 meeting to the 3rd Thursday so there is no conflict.

Brian Greulich made a motion to move the meeting to the 3rd Thursday of October 2017.

Lisa Gengelbach seconded the motion.

All in Favor 6 to 0.

Don noted that we currently do not have a Chairperson for the By-Laws committee. Don had previously talked to Lisa Gengelbach about the position and she agreed to chair both the By-Laws and the C & R committees.

In other discussion, the Santa Claus Post Office has requested CLV to allow larger mailboxes. The reason for the request is so the delivery person doesn't have to get out of their vehicle or back into the lot owner driveway.

Mark Evans asked Chris to get an updated estimate from Uebelhor's in Ferdinand on the audio system for the Rec Ctr; a user-friendly system that can be used for wedding receptions, meetings, etc. at a cost of \$8 – 10K. We took it one step further to include a 65" Flat Screen TV over the fireplace. We do need to get at least 2 more estimates.

This issue will be discussed further in December.

COMMITTEE REPORTS:

- **Business Planning** – Robert Alvey – absent – no report
- **Rules & Regulations** – Mark Evans – Rec Center open guest list or not? Do we need a guest list for Rec Center events? Currently, if there is an event at Rec Center, we don't require a guest list. Don suggested that we not require a guest list. Lisa disagreed and wants a guest list and/or code word for a party at your home or at the Rec Center. All board members agreed on the guest list and/or code word. This will become a new rule and brought back to the December meeting. Don also asked Mark the status on the Maintenance/upkeep Committee. We have (1) individual in attendance this evening. Dottie Cummings represents the 9th subdivision. Larry Loucka signed up to represent the 4th subdivision.
- **Parks & Rec** – Ryan Flannagan – asked if we can contact Navigation sites about Kaspar Drive to alleviate the delivery and guest traffic from attempting to enter that way.
- **Nominating/Election** – Brian Greulich – No report

Don asked that we need a Vice-President to replace Jayson.

Ryan Flannagan nominated Brian Greulich for the position.
Lisa Gengelbach seconded the motion.

All in Favor 6 to 0.

Mark Evans made a motion to adjourn.
Fred Kanzler seconded the motion

All in Favor 6 to 0.

Meeting adjourned at 7:01 PM

Respectfully submitted
Julie Benningfield
Office Manager
Christmas Lake Properties