

Christmas Lake Village
Board of Directors
12/8/16

Pending Approval at January 12, 2017 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, Ryan Flannagan, Lisa Gengelbach, Robert Alvey, Bruce Tesch & Brian Greulich.

Jonathan Darling was absent.

There were (8) Association Members in attendance.

MEMBERS FORUM

N/A

READING OF MINUTES

Lisa Gengelbach made a motion to approve the 11/10/16 Monthly Meeting Minutes.

The motion was seconded by Mark Evans.

All in Favor 7 to 0.

TREASURER’S REPORT

Robert Alvey presented the Treasurer’s report for November 2016:

Current YTD Income:	\$	901,619
YTD Expenses:	\$	795,314
Current Net Income:	\$	106,305

Monies on Hand:	\$	63,068
Dock Account:	\$	40,489
Rec Ctr Account:	\$	42,255
Reserves:	\$	454,304
Capital Improvement:	\$	3,927

Brian Greulich made a motion to accept the Treasurer’s Report for November 2016.

Bruce Tesch seconded the motion.

All in Favor 7 to 0.

DELINQUENCY REPORT

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

Past years’ assessments collected in November 2016 - \$ 7,454
Total Past years’ assessments collected as of November 30, 2016 - \$ 23,626
Budgeted Assumption for 2016 - \$ 8,800.

MANAGER'S REPORT

- Real Estate Report – 7 existing homes & 5 vacant lots changed hands in November 2016.
- 13 Open CLV Construction Permits.
- 2017 invoices were mailed December 1.
- FOL scheduled for December 10 & 17. Asking all residents to decorate.
- Toys for Tots & hats, gloves & coats drive for kids has kicked off.
- Leaf collection campaign continues.
- Spillway repairs completed.
- Map change request sent to Garmin to stop the visitors from going to the Kaspar gate.

Fred Kanzler thanked Chris for a great job he has done in 2016.

ACTION ITEMS

1. Review bids for Rec Center audio equipment:
Audio World – They didn't have time to get Chris a bid and stated to just take highest bid and add \$2,000 to it
Keith Lange - \$3,000 – also mount a 65" TV for grand total of \$5,000.
Uebelhor's - \$8,000-\$10,000 and that didn't include TV.

Bruce Tesch made a motion not to exceed \$6,000 to purchase the audio equipment.

Robert Alvey seconded the motion.

All in Favor 7 to 0.

2. Guest Access Procedures – The new rule gives the member the option to provide a guest list or challenge word for guests entering CLV for lot owner event.

All in Favor 7 to 0.

3. Mailbox Rule – The only change on mailbox is the bigger size – 12 ½ wide.

All in Favor 7 to 0.

OLD BUSINESS

N/A

NEW BUSINESS

Don asked that we review our spending for December and check to see if we can pay our 2017 insurance by the end of the year

Robert Alvey made a motion to pay the 2017 insurance in 2016.

Bruce Tesch seconded the motion.

All in Favor 7 to 0.

COMMITTEE REPORTS:

- **Business Planning** – Robert Alvey – no report
- **Rules & Regulations** – Mark Evans – no report
- **Parks & Rec** – Ryan Flannagan – no report
- **Nominating & Election** – Brian Greulich – No report
- **By Laws & C&R's** – Lisa Gengelbach – No report

Robert Alvey made a motion to adjourn.

Ryan Flannagan seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 6:42 PM

Respectfully submitted
Julie Benningfield
Office Manager
Christmas Lake Properties