

Christmas Lake Village  
Board of Directors  
1/12/17

**Pending Approval at February 9, 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, Brian Greulich, Ryan Flannagan, Mark Evans, Robert Alvey, Bruce Tesch, Lisa Gengelbach and Fred Kanzler.

Jonathan Darling was absent.

There were (7) Association Members in attendance.

**MEMBER'S FORUM**

N/A

**READING OF MINUTES**

Robert Alvey made a motion to approve the 12/8/16 Monthly Meeting Minutes.

The motion was seconded by Bruce Tesch.

Vote in Favor 7 to 0.

**TREASURER'S REPORT**

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

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

Monies on Hand:	\$ 233,643.61
Dock Account:	\$ 41,874.87
Rec Ctr Account:	\$ 43,167.35
Reserves:	\$ 461,200.95
Capital Improvement:	\$ 3,927.46

Vote in Favor 7 to 0.

Don Vogel mentioned the reserves invested in 2016 earned CLV 26.7%.

### **DELINQUENCY REPORT**

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

Past years' assessments collected in December 2016 - \$ 9,216

Total Past years 'assessments collected for 2016 - \$ 32,842

### **MANAGER'S REPORT**

- Real Estate Report – 6 existing homes and 1 vacant lot changed hands in December 2016.
- There are currently '16' open CLV Construction Permits.
- Leaf collection continues until end of January
- FOL: 12/10 - \$2,447 donated with 1,025 cars. 12/17 - \$702 donated with 336 cars. Total donations \$3,149.
- Gatehouse parking lot repaired.
- TV installed at Rec Center with audio system coming soon.
- Trash collection increase – we are trying to contact Advance Disposal about this issue.

### **ACTION ITEMS –**

**1.** Review Building Regulations pertaining to siding/brick requirement. In July of 2007 the rule stated - no residence shall incorporate more than 25% vinyl/aluminum siding. A few years later the rule was changed to permit vinyl siding if it met the quality specifications. How can we go back and rewrite this, allowing for various exterior surfaces as long as we are improving the quality appearance of the outside of the home.

Comments made included:

- Lot owner in attendance noted that he would not have built his home if it wasn't all vinyl.
- Color should be in harmony with the neighborhood.
- Goal is to reach a certain architectural level – set parameters that will lead to a variety of homes.
- We don't want to keep people from building homes.

This issue will be turned over to the Rules & Regs committee for review.

The other issue brought up was the solid surface driveways from this point forward on new construction. We have a lot of issues with gravel driveways, particularly when they are on a grade. The gravel washes down the road with heavy rains and clogs up our drainage systems. We would like for the Rules & Regs Committee to come up with a proposal for new construction and remodels to include a solid surface driveway in their plans.

2. Don Vogel asked the board to consider closing the office on the day after Thanksgiving. In the past 2 years, there has been absolutely no business take place during this time.

Robert Alvey made a motion to close the office on the Friday after Thanksgiving. Lisa Gengelbach seconded the motion.

All in Favor 7 to 0.

**OLD BUSINESS** – Follow-up on letters sent to (3) property owners:

- Muckle property – He has done everything that CLV has asked him to do.
- Conkright property – They have done nothing. Letters ignored.
- Bulleit property – They have done nothing.

We need to get the Subdivision Committee working on these issues. This committee will try to work with the property owner and remedy the issues that need to be resolved.

Theresa Jester asked who decides where Stop signs are placed. Angel & Madonna need to be looked at.

**NEW BUSINESS** – CLV road weight limits needs to be reviewed. The Board adopted weight limits back in 1996. We can't find any documentation that this was approved as a rule. We would like to get this approved by the Board as an official rule.

Jeff Stillman stated it was made a rule back in 2008 or 2009. Chris said that we would see if we can find this and revisit this issue later.

Ryan Flannagan left the meeting at 7:05 PM

### **COMMITTEE REPORTS**

- **Business Planning** - Robert Alvey - no report
- **Parks/Rec** – Ryan Flannagan – no report
- **Nominating & Election** - Brian Greulich – Brian made first official announcement for the upcoming June election. There will be (3) openings.
- **Rules & Regs** – Mark Evans – no report
- **By Laws/C & R's** — Lisa Gengelbach - no report

Jeff Stillman wanted to let the Board know that CLV is in violation of the Town's sign ordinance with the FOL signs. They can only be 4 square feet and can only be put up 30 days in advance and taken down within 24 hours of event. CLV will need to go in front of the Zoning Board and get an exception. Jeff will talk with the town attorney and see if it would be possible to get a 1-time exemption.

Bruce Tesch commented about the condition of the bathrooms below the Rec Center. Don noted that it will be checked into.

Robert Alvey made a motion to adjourn the meeting. Bruce Tesch seconded the motion.

Vote in Favor 6 to 0.

Meeting adjourned at 7:09 PM.  
Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties