

Christmas Lake Village  
Board of Directors  
2/9/17

**Pending Approval at March 9, 2017 Meeting**

The meeting was called to order by Vice-President Brian Greulich at 6:00 PM and noted that a quorum was present.

Directors present were Brian Greulich, Ryan Flannagan, Mark Evans, Bruce Tesch, Lisa Gengelbach and Fred Kanzler.

Don Vogel & Robert Alvey were absent.

There were (10) Association Members in attendance.

**MEMBER'S FORUM**

Andrew Jackson – Are we not enforcing golf cart & 4 wheeler transportation? Chris Ambs, Property Manager, stated that there is a town ordinance that prohibits this traffic on our roads. Golf Carts are allowed to travel to and from the golf course only. Another issue that was talked about was speeding on Melchior S near D Dock. Andrew suggested that the Santa Claus police set at D Dock during their patrol.

**READING OF MINUTES**

Ryan Flannagan made a motion to approve the 1/12/17 Monthly Meeting Minutes.

The motion was seconded by Jonathan Darling.

Vote in Favor 6 to 0.

**TREASURER'S REPORT**

Brian Greulich, Vice President, read the Treasurer's report in Robert Alvey's absence for the month ending January 2017:

Current YTD Income:       \$ 616,694  
YTD Expenses:           \$ 48,801  
Current Net Income:       \$ 567,893

Monies on Hand:           \$ 510,633  
Dock Account:           \$ 42,252  
Rec Ctr Account:         \$ 44,160  
Reserves:                \$ 464,699  
Capital Improvement:     \$ 11,000

Ryan Flannagan made a motion to approve the Treasurer's Report.

Lisa Gengelbach seconded the motion.

Vote in Favor 6 to 0.

### **DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the month of January 2017:

Past years' assessments collected in January 2017 - \$ 9,216  
Total Past years' assessments collected for 2017 - \$ 9,216

### **MANAGER'S REPORT**

- Real Estate Report – 6 existing homes and 1 vacant lot changed hands in December 2016.
- There are currently '15' open CLV Construction Permits.
- Leaf collection complete.
- Advanced Disposal flat rate of \$46.89 announced. This rate is locked in for 5 years unless there is a fuel increase.
- New sign at Kaspar Gate Entrance – “Contractors & deliveries use L J Koch Blvd entrance”
- New LED lights installed at gatehouse.
- Maintenance crew sealing road cracks.
- No designated drop-off site for Santa Claus residents. Every town in Spencer County is supposed to have a designated drop-off site for yard debris (limbs & leaves). Santa Claus doesn't have a site because of a verbal agreement between the town council & CLV 10-15 years ago. The Property Manager would like to see the CLV board request through the town council a designated drop-off site.
- Privileges suspended for delinquent accounts February 15, 2017.

## **ACTION ITEMS** –

1. 2017 Fish Survey – We have \$4000 budgeted this year to complete the Survey.

Bruce Tesch made a motion to approve the Fish Survey.  
Mark Evans seconded the motion.

Vote in Favor 6 to 0.

## **OLD BUSINESS** -

Building Regulation Guidelines – review changes:

Section J) added that lot owner will provide a sample of vinyl and color that will be used.  
Section Q) Deposits & Fees – ½ of deposit will be returned after exterior of home is complete. The remaining deposit will be returned after completion of driveway.

Also discussed was any renovation that alters the exterior of the house should follow current guidelines.

It was decided to revisit the guidelines and review changes.

## **NEW BUSINESS** –

### **Pros & Cons on Yard Sale**

We sent an email to 925 CLV members who have their email on file. We received 60 responses.

Mark Evans reviewed a report showing the Pros & Cons of the Yard Sale.

Issues brought up during the meeting:

- Why do we let the few CLV members dictate to the majority that we endure this event?
- School Buses have trouble driving their route on Friday.
- Property damage – visitors parking in yards
- Traffic problems
- Security issues

Suggestions on holding members accountable for not following rules:

- Revoke privileges
- Sign contract explaining rules

A member in the audience stated that she bought a home here about a year ago. If she had not visited CLV during the yard sale, she wouldn't have moved here. The yard sale gave her the opportunity to see the community and what is here.

No decision was made tonight on whether we have the yard sale or not in 2017. It will be discussed again at the next meeting.

**Rec Center Beach Restrooms** – It was brought to the Property Manager's attention at the last board meeting about the condition of the Beach Restrooms. We have (2) quotes to improve the lighting. (1) quote didn't get in, because individual got sick. Both bids are at \$2900 to convert all light fixtures to LED lighting and motion sensed lights outside of the restrooms and on the west side of the building where the stairs lead to beach. The second phase will include painting and updating the bathroom fixtures.

Bruce Tesch made a motion to approve the updating of the Rec Center Beach restrooms.

Lisa Gengelbach seconded the motion.

Vote in Favor 6 to 0.

### **COMMITTEE REPORTS**

- **Business Planning** - Robert Alvey – absent – no report
- **Parks/Rec** – Ryan Flannagan – Park Update – Chris Ambs noted that the priority this spring is to install the park equipment and update some of the floating docks. Ryan noted that he would like to put in the trail this summer. The trail would encircle the park and go across the dam.
- **Nominating & Election** - Brian Greulich – Brian made second official announcement for the upcoming June election. There are (3) openings.
- **Rules & Regs** – Mark Evans – Committee will review the siding issue.
- **By Laws/C & R's** — Lisa Gengelbach - no report

Ryan Flannagan made a motion to adjourn the meeting. Bruce Tesch seconded the motion.

Vote in Favor 6 to 0.

Meeting adjourned at 7:24 PM.  
Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties