

Christmas Lake Village  
Board of Directors  
4/13/17

**Pending Approval at May 11, 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, Ryan Flannagan, Mark Evans, Bruce Tesch, Robert Alvey, Lisa Gengelbach and Fred Kanzler.

Jonathan Darling & Brian Greulich were absent.

There were (9) Association Members in attendance.

Don Vogel made an announcement for the CLV Garden Club that the annual Fern and Geranium sale would be held on May 5 at the Gatehouse.

**MEMBER'S FORUM**

Larry Loucka – asked about the questionnaire that was emailed out regarding the nomination process. Chris Ambs responded that he had previously explained this to Larry. It was to be used as a guideline for those members wishing to apply. Larry also asked if the Board was still wanting a resume for those interested in running for the board.

**READING OF MINUTES**

Ryan Flannagan made a motion to approve the 3/9/17 Monthly Meeting Minutes.

The motion was seconded by Lisa Gengelbach.

Vote in Favor 6 to 0.

## **TREASURER'S REPORT**

Robert Alvey read the Treasurer's report for the month ending March 2017:

Current YTD Income:	\$ 729,008
YTD Expenses:	\$ 129,716
Current Net Income:	\$ 599,292

Monies on Hand:	\$ 540,838
Dock Account:	\$ 45,005
Rec Ctr Account:	\$ 45,494
Reserves:	\$ 473,396
Capital Improvement:	\$ 11,001

Mark Evans made a motion to approve the Treasurer's Report.

Bruce Tesch seconded the motion.

Vote in Favor 6 to 0.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in March 2017 - \$ 3,198  
Total Past years' assessments collected for 2017 - \$ 10,235

## **MANAGER'S REPORT**

- Real Estate Report – 4 existing homes and 1 vacant lot changed hands in March 2017.
- There are currently '14' open CLV Construction Permits.
- Chipping campaign continues.
- Rec Center shower rooms have been painted, new lighting, new lockers, doors have arrived and baby changing tables installed in both restrooms.
- Office closed Friday, April 14, in observance of Good Friday.
- Chris will be on Vacation next week, April 17.

## ACTION ITEMS -

1. **Town Ordinance on Golf Carts, UTV's & ATV's** – CLV, as a private community, can either accept or reject the ordinance. We can't modify it.

The main requirements are as follows:

- Can be driven on any road in Santa Claus except LJ Koch Blvd or Ashburn Road to New Year's Eve Drive.
- Have to be registered with the Town of Santa Claus and requires a yearly registration fee of \$25.
- Can only be driven from Daylight to Dark.
- Minimum age of driver is 18.
- Violations - First offense -\$10, Second offense - \$25, & each offense thereafter is \$30
- UTV/ATV has to have original equipment/exhaust. No modified equipment.

2. **Unsafe Buildings** – There are (2) unsafe homes that have been vacant for years in CLV: (01-014) 486 W Melchior Drive S, (01-133) 241 W Pine Drive. The Town has an ordinance which contains specific requirements before we can take action. Building Inspector reported that both homes are structurally sound and there is nothing that CLV can do. Don read over a few of the requirements of the ordinance:

- So damaged, deteriorated – attractive nuisance to children
- Accessible to anyone to commit unlawful acts
- Unsanitary and unfit for human habitation
- Fire hazard
- Abandoned for a period of at least 6 months.

Don stated he doesn't understand why the Building Inspector rejected these homes. He has asked the Town Board President to review this issue. The process will be lengthy, but once lot owners see that action is being taken, they will start to take action on their property.

## OLD BUSINESS -

**Subdivision 9 Drainage Issues on the storm sewer work that was done in 2005** - Clint Roos with Midwest Engineering walked the area with Chris & Dan. The sinkholes are developing because of 2 reasons; 1 – The homes are sitting below grade and the water is not draining properly. 2 – Gutter drains run to pipe, below grade, & once it gets to the pipe there's either a hole where the water sets or the water seeps down and has no means to access the pipe to drain properly.

Clint told CLV that we need to fix the obvious problems – gutter drains that are improperly draining need to be fixed as quickly as possible before the next big storm.

Mark Korn, who lives at 441 E Sleigh Bell Drive, was in attendance because of the water issues he has on his property and the ditch behind his home. His gutter drains run toward the pipe and the water from his drains is causing the sink holes because the water is not getting to the pipe. Don told Mark that he needs to change his gutter drains and that he would talk to Josh Winkler about the ditch. The ditch behind the Korn home is not CLV property. It belongs to the Golf Course. We will continue to work on the issue and ask for the experts input.

### **NEW BUSINESS –**

Playground equipment – This issue was brought to our attention after a large piece of playground equipment was put in the backyard of the house across from Jeff Stillman. Should we as a board regulate the size of playground equipment going in backyards? Is it an eyesore or not?

Don asked the Rules & Reg Committee to review this issue.

### **COMMITTEE REPORTS**

- **Business Planning** - Robert Alvey – no report
- **Parks/Rec** – Ryan Flannagan – no report
- **Nominating & Election** - Brian Greulich – absent – It was noted that open nominations for June election close on April 22. Restricted nominations with 15 signatures will be accepted from April 23 to April 27. No nominations accepted after April 27.
- **Rules & Regs** – Mark Evans – Committee will review the playground equipment issue.
- **By Laws/C & R's** — Lisa Gengelbach - no report

Bruce Tesch made a motion to adjourn the meeting. Mark Evans seconded the motion.

Vote in Favor 6 to 0.

Meeting adjourned at 7:20 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties