

Christmas Lake Village
Board of Directors
7/13/17

Pending Approval at August 10, 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, Robert Alvey, Brian Greulich, Lisa Gengelbach and Fred Kanzler.

Jonathan Darling was absent.

There were (9) Association Members in attendance.

MEMBER'S FORUM

N/A

READING OF MINUTES

Robert Alvey made a motion to approve the 5/11/17 Monthly Meeting & the 5/16/17 Special Minutes.

The motion was seconded by Ryan Flannagan.

Vote in Favor 7 to 0.

TREASURER'S REPORT

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

Current YTD Income:	\$ 761,452
YTD Expenses:	\$ 285,378
Current Net Income:	\$ 476,074

Monies on Hand:	\$ 407,313
Dock Account:	\$ 49,546
Rec Ctr Account:	\$ 44,996
Reserves:	\$ 478,770
Capital Improvement:	\$ 11,002

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

Lisa Gengelbach seconded the motion.

Vote in Favor 7 to 0.

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for the month of May & June 2017:

Past years' assessments collected in May - \$466.08 & June 2017 - \$ 400.00
 Total Past years' assessments collected for 2017 - \$ 11,942.89

MANAGER'S REPORT

- Real Estate Report – 8 existing homes, 7 vacant lots & 3 new renters changed hands in June 2017.
- There are currently '18' open CLV Construction Permits.
- Playground equipment installed and Pirate Ship placed at New Park. Improvement will continue until deemed safe to open.
- New database installed at office replacing antiquated ACCESS Database. New database much more user friendly.
- Santa statue at Main entrance fell over during a recent storm. Looking to repair or replace.
- Road repair to start soon. Rec Center parking lot and entrance to the new park will be included in this paving.
- Bidding out Subdivision 9 drainage pipe & ditch maintenance.
- Advance Disposal overcharging customers. We have a 5-year contract of \$46.89 per quarter. Contacted Mario Levell – all CLV accounts will be corrected and credited by the next billing cycle.
- CLV will be celebrating 50 years of incorporation in 2018. May 22, 1968 is the official date. Suggestions on events?

OLD BUSINESS -

N/A

ACTION ITEMS –

Don Vogel reviewed the issue of Tasman, LLC properties and their condition. Don had previously sent a letter to Mr. Harpenau, owner of Tasman, LLC, asking him to respond by June 1 on how he plans to get the properties cleaned up. Mr. Harpenau has not responded. Don asked the Board for permission to meet with CLV attorney to proceed with legal action – first step will be a letter.

Robert Alvey suggested that we include the other lot owners that were asked to clean up their property.

Conkright – 01-188

Bulleit – 05-049

Robert Alvey made a motion to send out (3) letters to the individuals stated above.

Mark Evans seconded the motion.

Vote in Favor 7 to 0.

NEW BUSINESS –

Don Vogel updated everyone in attendance of the meeting with John Bowen in regards to the Police presence in CLV.

90% of the population of Santa Claus is in Christmas Lake Village.

Don requested a report from the CLV Office showing the (5) gate cards issued to the Santa Claus Police Department. This report was for a 56 day time period. The Santa Claus Police averaged 1.3 trips per day. (9) times were during the peak times of the day; 6 – 8 AM and 4 – 6 PM. 39% of the time period the Police never came in at all. The reality is that CLV is not getting the attention they deserve.

Robert Alvey spoke in great length of the continuing problem of speeding in CLV and how it has to stop. It is the #1 complaint. Do we punish the speeders by deactivating their gate card? What about portable speed bumps? What do we do to move forward? He continued by stating that we need to show the CLV members that we are doing something about the problem.

Robert Alvey made a motion to place stop signs and portable speed bumps to make a 4-way stop at the intersection of Kaspar & Donder and portable speed bumps at the intersection of Kaspar and Melchior N. immediately.

Lisa Gengelbach seconded the motion.

Vote in Favor 7 to 0.

COMMITTEE REPORTS

- **Business Planning** - Robert Alvey – Budget will be coming up soon - no report
- **Parks/Rec** – Ryan Flannagan – We need to come up with a new name for the park being constructed at the Water Treatment Plant site.
- **Nominating & Election** - Brian Greulich – no report
- **Rules & Regs** – Mark Evans – Updated (2) Rules. Beach Rules – took out #1 – No picnicking on the beach.

Robert Alvey made a motion to accept the Beach Rule revision.

Ryan Flannagan seconded the motion.

Vote in Favor 7 to 0.

- **Architectural Control & Building Rules** – Added (M) fees for overnight parking of construction equipment & (N) dumping fee for excess dirt or any type of environmentally safe waste material.

Robert Alvey made a motion to accept the addition of the fees.

Lisa Gengelbach seconded the motion.

Vote in Favor 7 to 0.

- **By Laws/C & R's** — Lisa Gengelbach - no report

Mark Evans mentioned the need to complete Phase 3 of the sound panels in the Rec Center. Chris Ambs noted he would call for a quote.

Mark Evans made a motion to complete Phase 3 and not to exceed \$3500.

Fred Kanzler seconded the motion.

Vote in Favor 7 to 0.

Fred Kanzler made a motion to adjourn the meeting.

Robert Alvey seconded the motion.

Vote in Favor 7 to 0.

Meeting adjourned at 6:53 PM.
Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties