

Christmas Lake Village  
Board of Directors  
8/10/17

**Pending Approval at September 14, 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, Jonathan Darling, Lisa Gengelbach and Fred Kanzler.

There were (24) Association Members in attendance.

Joey Brown – Santa Claus Town Marshall along with Officer Ted Klem spoke to all in attendance regarding the issue of speeding in Christmas Lake Village.

There were numerous comments on speeding, speed bumps and what we should do as a community to get people to SLOW DOWN.

The shoulder alongside Hwy 162 coming east from HHHS was also a topic brought up. This is not a turn lane for Kaspar Drive. Joey noted he would talk to the State and the Town about this issue and see if there is anything we can do about it.

**MEMBER'S FORUM**

Ken Rice – Complained about the goose feces on the beach.

Angela Stone stated that the beach was disgusting and wanted to know why the beach can't be raked daily.

Don Vogel stated that is has always been an issue and is open to suggestions/solutions.

Chris Ambs, Property Manager, noted that we don't scoop the feces; they are raked into the sand. We rake the beach every Monday & Friday morning. Also, recently we have spread a goose repellent, which gives off an unpleasant odor to keep the geese away. We are doing our best with the personnel we have.

Jeff Stillman – Earlier in the year, he brought to the Board's attention about the FOL banners were in violation of the Town Ordinance. CLV can get a variance for the signs. We need to get a variance for the size and the amount of time the signs will be posted.

**READING OF MINUTES**

Robert Alvey made a motion to approve the 7/13/17 Monthly Meeting & the 8/8/17 Special Meeting Minutes.

The motion was seconded by Bruce Tesch.

Vote in Favor 8 to 0.

**TREASURER'S REPORT**

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

Current YTD Income:	\$ 807,676
YTD Expenses:	\$ 348,327
Current Net Income:	\$ 459,349

Monies on Hand:	\$397,430
Dock Account:	\$ 49,673
Rec Ctr Account:	\$ 45,628
Reserves:	\$ 483,520
Capital Improvement:	\$ 11,002

Bruce Tesch made a motion to approve the Treasurer's Report.

Jonathan Darling seconded the motion.

Vote in Favor 8 to 0.

**DELINQUENCY REPORT**

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

Past years' assessments collected in July - \$321.93  
Total Past years' assessments collected for 2017 - \$ 13,130.90

## **MANAGER'S REPORT**

- Real Estate Report – 6 existing homes, 7 vacant lots & 1 new contracted home changed hands in July 2017.
- There are currently '15' open CLV Construction Permits.
- Playground equipment installed and Pirate Ship placed at New Park. Improvement will continue until deemed safe to open.
- Yard Sale set for September 16, 2017. Sign-ups will be at the CLV office from 9 AM until 3 PM Monday – Friday. All proceeds go to the CLV Garden Club. Members will sign agreement and be given a small sign to display in front yard to show authorization.
- 123 delinquent account letters have been mailed. This only represents accounts past due for 2017 Assessment.
- Road repairs have started. New park entrance was repaired and Rec Center lower parking lot paved.
- Bulldog Diving will be doing required repair on Christmas Lake Intake Tower.
- Lighting to be upgraded at the Holly Park Tennis Court.
- Fish Survey will be done by Aquatic Control; Scheduled for Monday, October 2, 2017. This is a one-night event.
- Committees need to be thinking and getting numbers in for 2018 expenses for the upcoming budget.
- Portable radar sign is in for repair.

## **ACTION ITEMS –**

New Park Name –The new park being constructed at the Water Treatment Plant, needs a name. There were several names submitted – Water Plant Park, Rudolph Park, Polar Park, Prancer Playground, Elf Park, East Star Park, Vixen Valley Park, Sled Hill Park, Kringle Kid Korner, Santa's Playground, Christmas Playground, Polar Shores Park, Christmas Lake Park. Vinyl fencing will be installed this year. Plans are to continue next year with a Pavilion and a half-court basketball court. Ryan Flannagan addressed a path he would like to see built around the park and across the dam with benches along the path. Fred Kanzler noted that the dam should not be altered in any way.

Brian Greulich made a motion to name the Park – POLAR PARK.

Lisa Gengelbach seconded the motion.

Vote in Favor 8 to 0.

## **OLD BUSINESS -**

The October 2017 Board meeting will be held on October 19, the 3<sup>rd</sup> Thursday, instead of October 12.

**13<sup>th</sup> Subdivision** - Don received a request from (1) member in the 13<sup>th</sup> Subdivision to pull out of Christmas Lake Village. Don sent a letter to the owner stating that we would not speak to (1) member, but to all (4) members – he has not heard back from them.

**Properties that need attention** - Don met with our attorney, Bill Shaneyfelt, regarding the homes requiring improvement that were discussed during July's Board meeting. 3 of the 4 properties are in the First Subdivision. We can't do anything with the properties in the First Subdivision. In 2007, Subdivision 1 decided that they wanted their own set of C & R's. They give us no teeth to go after any property that is in bad condition. Unless we can get the First Subdivision to change their C & R's, we have no legal recourse. The other property that is on Sled Run has a tarp over it. Because we have no regulation stating that you can't cover something with a tarp, we can't go after the household because they have a tarp attached to the home. Our hands are tied. We can't go after any of the homes.

**Rec Center Acoustics** – we are looking at improving the absorption of sound in the building. We have contacted Uebelhor's in Ferdinand, but we have not received a response. This is another ongoing issue.

**Speed Bumps** – We've heard Pros & Cons regarding the speed bumps. We are still going to pursue this, but are looking at other options. We need to do what we can and look at the different options out there to get drivers to slow down. We share the street with walkers, bikers, children, golf carts & ATV's. We welcome all suggestions that members have. We know the speed bumps we purchased were more aggressive than what we wanted.

Myra Schnuck heard the speed bumps cost over \$4,800. Are we going to send them back? Don noted that they cost \$2,000 and will be utilized elsewhere in CLV.

## **NEW BUSINESS –**

Rebecca Pigeon requested a variance from the board to have a Pontoon on Lake Noel. The Pigeon's purchased a 16' solar-powered pontoon paddleboat. A pontoon violates the rule which states "pontoons are prohibited on Lake Noel & Lake Holly". The Pigeon's would like for the Board to reconsider the rule to allow the boat on Lake Noel. The max speed of the solar trolling motor is 2-3 MPH, this boat is also pedal powered, and it also falls within all the other guidelines for boats on lakes Noel and Holly.

Ryan Flannagan made a motion to permit a variance for this pontoon.

Johnathan Darling seconded the motion.

Vote in Favor 8 to 0.

### **COMMITTEE REPORTS**

- **Business Planning** - Robert Alvey – Budget will be coming up soon - no report
- **Parks/Rec** – Ryan Flannagan – Continue w/Polar Park
- **Nominating & Election** - Brian Greulich – no report
- **Rules & Regs** – Mark Evans – Review Lake Rules
- **By Laws/C & R's** — Lisa Gengelbach - no report

Robert Alvey made a motion to adjourn the meeting.

Jonathan Darling seconded the motion.

Vote in Favor 8 to 0.

Meeting adjourned at 7:53 PM.  
Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties