

Christmas Lake Village
Board of Directors
9/14/17

Pending Approval at October 19, 2017 Meeting

The meeting was called to order at 6:05 by President Don Vogel and noted that a quorum was present.

Directors present were Don Vogel, Ryan Flannagan, Mark Evans, Lisa Gengelbach and Fred Kanzler.

Robert Alvey, Bruce Tesch, Brian Greulich & Jonathan Darling were absent.

There were (11) Association Members in attendance.

MEMBER'S FORUM

Amy Busler – Property at 335 W Melchior Drive S – Issue is with neighbor. Neighbor has water coming off roof and downspout. Water is going straight down to her property. During heavy rainfalls, it is flooding basement. She offered to pay for the fix. Neighbor will not assist. Would the Board be able to help her as a homeowner? Don Vogel told Amy that the Board will look into the issue.

Jeff Stillman – Jeff brought to the Board's attention about the Stop signs needing to be replaced. He brought the issue up at an earlier Board Meeting. The sign on Blue Spruce has not been replaced yet. Don Vogel told Jeff we are aware of the issue and our maintenance crew is working on it.

Rick Humerickhouse – There are still a lot of vehicles speeding on Melchior S. Is it possible to get a Hidden Drive sign or a speed limit sign near his home? Also, is there an ordinance on trailers parked in driveways? Don told Rick the only ordinance is on boat trailers. They are allowed in the driveway from April – October. Other trailers do not fall under the ordinance.

READING OF MINUTES

Ryan Flannagan made a motion to approve the 8/10/17 Monthly Meeting Minutes.

The motion was seconded by Lisa Gengelbach.

Vote in Favor 5 to 0.

TREASURER'S REPORT

Don Vogel read the Treasurer's report in Robert Alvey's absence for the month ending August 2017:

Current YTD Income:	\$ 845,488
YTD Expenses:	\$ 403,884
Current Net Income:	\$ 441,604

Monies on Hand:	\$ 372,188
Dock Account:	\$ 49,725
Rec Ctr Account:	\$ 46,860
Reserves:	\$ 483,831
Capital Improvement:	\$ 11,003

Lisa Gengelbach made a motion to approve the Treasurer's Report.

Ryan Flannagan seconded the motion.

Vote in Favor 5 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in August - \$ 0
Total Past years' assessments collected for 2017 - \$ 13,130.90

MANAGER'S REPORT

- Real Estate Report – 10 existing homes, 4 vacant lots & 4 new Renters. CLV currently has 30 rentals & 7 contracted homes.
- There are currently '15' open CLV Construction Permits.
- Playground equipment installed and Pirate Ship placed at New Park. Improvements to continue, however park is unofficially open now.
- Yard Sale set for September 16, 2017. All proceeds go to the CLV Garden Club.
- Bulldog Diving will be doing required repair on Christmas Lake Intake Tower.
- Security Cameras are being upgraded to a more reliable system.
- 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.
- New sign on Kaspar near entrance to CLV to be erected.
- FOL donations will be given to Spencer County CASA.
- Rec Center acoustics rep to visit and review our building and the acoustic problems we are having.
- 4-way stops are being updated and painted.

ACTION ITEMS –

- Community Activities Committee – Lisa Gengelbach – Is there interest in getting CLV members together for picnics and/or other events. For example - the kid's fishing tourney was a success last year.

Jeff Stillman stated that this would fall under the Parks & Rec Committee.

- Santa Claus Optimist Club – would like to use the CLV Rec Center for 3 Mondays per year free of charge.

Mark Evans made a motion to let the Optimist Club use the facility free of charge.

Lisa Gengelbach seconded the motion.

Vote in Favor 5 to 0.

NEW BUSINESS –

The Town of Santa Claus recently put up for sale 2.8 acres behind our maintenance building. This land is currently leased by Tom Shelton. It was awarded to CLV on Monday night at the Town Council meeting for a bid of \$25,434.16, which is 2 ½ times the appraised value.

We would like to go ahead and spend \$15,000 with board approval to construct an addition, approximately 30 – 45', to the current garage for use as a storage building.

Ryan Flannagan made a motion to spend up to \$15,000 for the storage construction.

Mark Evans seconded the motion.

Vote in Favor 5 to 0.

COMMITTEE REPORTS

- **Business Planning** - Robert Alvey – Budget will be coming up soon - no report
- **Parks/Rec** – Ryan Flannagan – No report
- **Nominating & Election** - Brian Greulich – absent - no report
- **Rules & Regs** – Mark Evans – Review Lake Rules – revision to #3 on Types & Sizes of Boats – added “cannot exceed 3 MPH. Internal combustion engines are prohibited”

Vote in Favor 5 to 0.

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

Reminder, that the October board meeting will be held on October 19, 2017. This is the 3rd Thursday of the month.

Mark Evans made a motion to adjourn the meeting.

Ryan Flannagan seconded the motion.

Vote in Favor 5 to 0.

Meeting adjourned at 6:43 PM.

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties