

Christmas Lake Village
Board of Directors
10/19/17

Pending Approval at November 9, 2017 Meeting

The meeting was called to order at 6:00 by President Don Vogel and noted that a quorum was present.

Directors present were Don Vogel, Robert Alvey, Ryan Flannagan, Mark Evans, Lisa Gengelbach, Fred Kanzler, Brian Greulich & Jonathan Darling.

Bruce Tesch was absent.

There were (11) Association Members in attendance.

MEMBER'S FORUM

N/A

READING OF MINUTES

Ryan Flannagan made a motion to approve the 9/14/17 Monthly Meeting Minutes.

The motion was seconded by Lisa Gengelbach.

Vote in Favor 7 to 0.

TREASURER'S REPORT

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

Current YTD Income:	\$ 859,233
YTD Expenses:	\$ 481,229
Current Net Income:	\$ 378,004

Monies on Hand:	\$ 335,801
Dock Account:	\$ 49,763
Rec Ctr Account:	\$ 22,240
Reserves:	\$ 483,831
Capital Improvement:	\$ 11,004

Vote in Favor 7 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in September - \$ 2,751.89
Total Past years' assessments collected for 2017 - \$ 17,878.90

MANAGER'S REPORT

- Real Estate Report – 6 existing homes, 6 vacant lots & 1 new Renter.
- There are currently '8' open CLV Construction Permits.
- Bulldog diving completed railing around intake tower.
- Fish Survey completed October 2, 2017.
- Looking for a choir for Rec Center during FOL.
- Storage area invoices mailed.
- New Storage building awarded to Graber Post Building. Building permit has been applied for through the Town.
- Trick or Treat hours are from 5 PM to 8 PM on October 31.
- Portable radar sign is repaired and back on CLV roads.
- Chipping Campaign is ongoing. Leaf Collection will begin in November.
- Advance Disposal issues – Billing statements still not reflecting \$46.89 & consistent hydraulic leaks continue to stain CLV roads.
- Rudolph paving invoice received & paid - \$195,000.
- Yard Sale close-out: 800 vehicles entered gate w/130 members signed up.

ACTION ITEMS –

N/A

OLD BUSINESS –

- Don addressed the drainage issue on Amy Busler's property (01-146). Amy addressed the board last month about the drainage from her neighbor's property on to her property. The neighbor, Andrew Jackson (01-145), has done nothing to force any water onto her property. Andrew has taken the drain from his front porch and routed it toward the road. He will be submitting a plan in the near future for his yard, driveway and drainage. Don did mail a letter to Amy addressing the drainage issue.

Chris Ambs added that Andrew had read the August Minutes stating that Amy offered to pay for the drainage pipe on his property. Andrew noted that this was a false statement.

- Don also addressed the Jim Muckle property (02-016). A year ago we had some issues with his property. Some of the concerns were taken care of and some were not. We continue to receive numerous complaints. Don sent a letter to Jim on August 3 asking for a response back to Chris for an action plan. We didn't receive a response from Jim.

Jim was in attendance and told Don that he didn't receive a letter in the mail. Don asked Jim what he was going to do about the issues. Jim said he had no problem in taking care of the issues. Don asked Jim for an action plan and to specifically tell the board what is going to be done:

1. Replace vinyl w/wood siding to match existing structure
2. Straighten stairs
3. Black horse posts to be straightened. Orange cone will be removed after posts are fixed.
4. Weeds up to CLV property line need to be cleaned up.

Jim will turn in an action plan with dates and call Chris to set up meeting to discuss property line issue.

Lisa Gengelbach wants to see an action plan in writing and showing if this is not adhered to, what will be taking place next. Don stated there will be consequences. We will revert back to the CLV C & R's which state that we will turn the issue over to our attorney to take action.

NEW BUSINESS –

Review – Approve/Disapprove 2018 proposed Budget:

Robert reviewed the 2018 Budget which shows a less than 1% increase in the assessment. The 2018 assessment will be \$446 per lot. Some of the items budgeted for in 2018 include: Rake system for the beach, full-time maintenance position, Polar park ½ basketball court, pavilion and restrooms & zero-turn mower.

Lisa Gengelbach made a motion to accept the 2018 Budget.

Fred Kanzler seconded the motion.

Vote in Favor 7 to 0.

COMMITTEE REPORTS

- **Business Planning** - Robert Alvey – no report
- **Parks/Rec** – Ryan Flannagan – Quote on Shelter House for Polar Park
- **Nominating & Election** - Brian Greulich – no report
- **Rules & Regs** – Mark Evans – Will have meeting to establish rules for Storage Lot
- **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 5 to 0.

Meeting adjourned at 6:35 PM.
Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties