

Christmas Lake Village
Board of Directors
11/19/17

Pending Approval at December 14, 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, Ryan Flannagan, Lisa Gengelbach, Fred Kanzler, Brian Greulich & Jonathan Darling.

Bruce Tesch, Mark Evans & Robert Alvey were absent.

There were (12) Association Members in attendance.

MEMBER'S FORUM

N/A

READING OF MINUTES

Ryan Flannagan made a motion to approve the 10/19/17 Monthly Meeting Minutes.

The motion was seconded by Jonathan Darling.

Vote in Favor 5 to 0.

TREASURER'S REPORT

Don Vogel read the Treasurer's report in Robert's absent for the month ending October 2017:

| | |
|---------------------|------------|
| Current YTD Income: | \$ 870,790 |
| YTD Expenses: | \$ 750,767 |
| Current Net Income: | \$ 120,023 |

| | |
|----------------------|------------|
| Monies on Hand: | \$ 98,780 |
| Dock Account: | \$ 49,765 |
| Rec Ctr Account: | \$ 22,930 |
| Reserves: | \$ 488,971 |
| Capital Improvement: | \$ 3,505 |

Ryan Flannagan made a motion to accept the Treasurer's Report.

Brian Greulich seconded the motion.

Vote in Favor 5 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in October - \$ 4,712.45
Total Past years' assessments collected for 2017 - \$ 22,591.35

MANAGER'S REPORT

- Real Estate Report – 8 existing homes, 9 vacant lots & 1 new Renter.
- There are currently '6' open CLV Construction Permits.
- Roofs replaced at Gatehouse & Recreation Center.
- Leaf collection campaign ongoing.
- Office Closure – November 23 & 24 in recognition of Thanksgiving.
- CLV Employee Christmas Party – December 1.
- 2018 Assessment Invoices to be mailed December 1.
- Advertising for Full-time Maintenance position.
- Festival of Lights scheduled for December 9 & 16. Spencer County CASA will be working the gate and collecting donations. All canned goods will go to the Spencer County Food Banks.

ACTION ITEMS –

Don Vogel read an email regarding the resignation of Board Member Bruce Tesch. As of tomorrow, we will post the position as being open for candidates that would like to submit their resume. We will then vote on a new member in a caucus during the December Board meeting.

OLD BUSINESS –

Don addressed the Jim Muckle property (02-016).

Mr. Muckle was present at the October Board meeting. During the meeting the Board of Directors asked him for an action plan of cleaning up his property. We received an email from Mr. Muckle stating that the siding would be replaced by November 10. Don drove by his property and this issue has not been taken care of. By November 24 the horseshoe posts were to be straightened, the orange cone removed and the stairway repaired. If nothing is done by November 30, we will turn this over to our attorney.

NEW BUSINESS –

1. **2018 Annual Yard Sale** - Review – Approve/Disapprove– The date will be September 15, 2018. Feedback was positive for this year’s event. We should follow the same rules as this year. The signed contract was effective. Don asked Garden Club members if they still wanted to be a part of it or do they want to turn it back over to CLV. The Property Manager requested that it be turned back over to CLV. Ann Vogel, President of the Garden Club stated - however they want us to be involved.

Jonathan Darling made a motion to set the date for the annual yard sale on September 15, 2018.

Brian Greulich seconded the motion.

Vote in Favor 5 to 0.

2. **Festival of Lights Signs** – The white signs that are placed at the CLV entranceway are in violation of a town ordinance because of their size. We were told that we had to submit a waiver to the Town to place our signs for 30 days. A solution was made between the Town and CLV. We will donate the signs to the Town and we will not have to submit a waiver.

Jonathan Darling made a motion to donate our Festival of Lights signs to the Town of Santa Claus.

Lisa Gengelbach seconded the motion.

Vote in Favor 5 to 0.

COMMITTEE REPORTS

- **Business Planning** - Robert Alvey – absent - no report
- **Parks/Rec** – Ryan Flannagan – Quote on Shelter House for Polar Park
- **Nominating & Election** - Brian Greulich – will work with the office on the open board position.
- **Rules & Regs** – Mark Evans – absent – Don reviewed the Storage Rules & Occupancy Agreement for the Storage Lot that we recently acquired. The price to rent a spot is \$75/year.

Fred Kanzler made a motion to accept the Storage Rules & Agreement.

Jonathan Darling seconded the motion.

Janet Dewitt asked about the rule stating that you can only access the Storage Lot during daylight hours. Her son goes back there to access his equipment after it is dark. Don asked that you communicate with the office and let them know what you are doing.

Tom Zuzzio asked about the junk that is back there. Don noted that it will be cleaned up. Chris has placed tags on some items if there is a discrepancy or if we do not have a record of them on file.

Vote in Favor 5 to 0.

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

Larry Loucka asked about putting up Christmas Displays & decorations around the front entrance right after Halloween and/or before Thanksgiving? Larry went on to ask if we could not put up the front displays so early. He suggested the front entrance be the last to be decorated. Don stated we have to get these displays up before bad weather sets in. The Maintenance Crew has a set schedule to get everything displayed.

Ryan Flannagan made a motion to adjourn the meeting.

Jonathan Darling seconded the motion.

Vote in Favor 5 to 0.

Meeting adjourned at 6:39 PM.
Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties