

Christmas Lake Village
Board of Directors
1/11/18

Pending Approval at February 8, 2018 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, Lisa Gengelbach, Fred Kanzler, Brian Greulich, Charles Tomey & Jonathan Darling.

Robert Alvey, Ryan Flannagan & Mark Evans were absent.

There were (10) Association Members in attendance.

MEMBER'S FORUM

N/A

READING OF MINUTES

Lisa Gengelbach made a motion to approve the 12/14/17 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 Alvey's absence for the month ending December 2017:

Current YTD Income:	\$ 918,520
YTD Expenses:	\$ 914,233
Current Net Income:	\$ 4,287

Monies on Hand:	\$ 417,975
Dock Account:	\$ 50,270
Rec Ctr Account:	\$ 24,272
Reserves:	\$ 492,012
Capital Improvement:	\$ 505

Don also reported the return on our reserve investments of \$492,012.36 for 2017 was 6.68%.

Brian Greulich made a motion to accept the Treasurer's Report.

Fred Kanzler seconded the motion.

Vote in Favor 5 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in December - \$ 1,177.98
Total Past years' assessments collected for 2017 - \$ 24,193.33

MANAGER'S REPORT

- Real Estate Report – 2 existing homes, 4 vacant lots & 2 new Renters.
- There are currently '6' open CLV Construction Permits.
- Leaf collection campaign will wrap up by the end of January 2018.
- 2018 Assessments due January 15, 2018
- Festival of Lights update: CLV had over 2,000 vehicles enter and CASA collected over \$6,000 for their organization. We also collected 2 truckloads of canned goods which were distributed to North Spencer Community Action Center and Rockport Christian Resource Center.
- Warning signs have been placed around lakes warning people to stay off ice.

OLD BUSINESS –

Don addressed the Jim Muckle property (02-016). Don noted that Jim emailed the board and stated that everything was completed. Don expressed his thanks to Jim for completing the tasks.

NEW BUSINESS –

Senator Mark Messmer article in Spencer County Leader - Don reviewed the article published in the Dec 12, 2017 edition of the Spencer County Leader. Senator Messmer wrote about a new business called AIRBNB – basically renting your home as a bed & breakfast. Senator Messmer states that we should allow members to rent out their homes on a short-term rental basis. If you remember, a year ago, this exact issue created a series of problems for our gate attendants and the neighbors.

Don told everyone that he had received a second response from Senator Messmer in regards to this article. Senator Messmer assured us that this issue will not affect CLV or any other gated community in Indiana.

Senator Messmer will keep Don informed as the proceedings go forward.

Riverview Energy \$2.5 billion investment in Dale, IN – They will begin moving dirt within the next 6 months. This is a huge plus for CLV. CLV & Santa Claus, IN is the most desirable area for these employees to want to live. There will be 225 full-time engineering level positions at this plant. CLV needs to think about what we can do to attract these individuals and their families to our community.

Nathan Allen – Business at Residence – Nathan wrote a letter to the board members requesting to use his home address as a business address to fulfill his lifelong dream of running his own business. His current address is 803 S Melody Lane. He needs the assistance of the CLV Board in obtaining exceptions to applicable C & R's to run his business. He will not engage in retail sales from the home address. He hopes to move his business to a separate location in the future. He will be using UPS and Fed Ex for deliveries. He is obtaining an FFL license from the ATF under the business name Southern Indiana Guns & Ammo. All firearms and ammo will be sold through the internet. No customer will be able to purchase a firearm from his home at any time.

There were numerous questions and concerns regarding this issue. It was decided to call a Special Meeting and have Nathan Allen present to answer everyone's questions.

Fish Survey – Bruce Tesch would like to lead the committee. The meeting will be held on February 13, 2018 at 6PM at the Rec Center.

Chris Ambs, Property Manager, noted that we did hire a third full-time maintenance man. He will start on January 30.

COMMITTEE REPORTS

- **Business Planning** - Robert Alvey – absent - no report
- **Parks/Rec** – Ryan Flannagan – absent - no report
- **Nominating & Election** - Brian Greulich – no report
- **Rules & Regs** – Mark Evans – absent - no report
- **By Laws/C & R's** — Lisa Gengelbach - no report

Fred Kanzler made a motion to adjourn the meeting.

Jonathan Darling seconded the motion.

Vote in Favor 5 to 0.

Meeting adjourned at 6:48 PM.
Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties