

Christmas Lake Village  
Board of Directors  
2/8/18

**Pending Approval at March 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, Robert Alvey, Lisa Gengelbach, Fred Kanzler, Mark Evans, Ryan Flannagan, Brian Greulich, Charles Tomey & Jonathan Darling.

There were (12) Association Members in attendance.

**MEMBER'S FORUM**

Nathan Allen – 803 S Melody Lane - Approached the board to request written permission to have an internet-based business in his home. Nathan will be a licensed dealer selling firearms & ammunition. He will have minimal inventory at his home. Most of his business will be online. No customers will be coming to his home. Nathan also handed out a business plan to the Board members.

Robert Alvey made a motion to allow Nathan Allen to start the business at his home – online only. Jonathan Darling seconded the motion.

All in Favor 7 with 1 opposed.

**READING OF MINUTES**

Robert Alvey made a motion to approve the 1/11/18 Monthly Meeting Minutes.

The motion was seconded by Lisa Gengelbach.

Vote in Favor 8 to 0.

## **TREASURER'S REPORT**

Robert Alvey reviewed the Treasurer's report for the month ending January 2018:

Current YTD Income:	\$ 604,315
YTD Expenses:	\$ 49,896
Current Net Income:	\$ 554,419

Monies on Hand:	\$ 493,749
Dock Account:	\$ 50,522
Rec Ctr Account:	\$ 25,493
Reserves:	\$ 498,849
Capital Improvement:	\$ 15,001

All those in Favor of the Treasurer's Report 8 to 0.

## **DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the month of January 2018:

Past years' assessments collected in January - \$ 1,609.00  
Total Past years' assessments collected for 2018 - \$ 1,609.00

## **MANAGER'S REPORT**

- Real Estate Report – 3 existing homes, 2 vacant lots & no new Renters.
- There are currently '5' open CLV Construction Permits.
- Fishing Advisory Meeting scheduled for February 13 at 6PM at the Rec Center.
- 2018 Assessments will be 30 days delinquent on February 15. Letters will be sent to those accounts informing them of suspension of privileges on February 23 if payment is not received.
- Rec Center is receiving a facelift. New interior paint and researching better lighting.
- CLV Office closed Monday, February 19 in observance of President's Day.

## OLD BUSINESS –

Don reviewed the Letters sent out to Subdivision 1. The letter asked if a committee could be put together to update the C & R's. There is “no teeth” in the document to take action on the properties that are in derelict condition. Don has received responses from 3 members who are interested in being part of the committee. We haven't set up a time to meet, but are hoping to have the group convince all Subdivision 1 members to add the information to the C & R's to give the Board the power to go after the homeowners in Subdivision 1 that have the derelict properties.

Don also met recently with our Financial Advisor at Fifth Third. We have some money in our reserves that is actually sitting there and not earning us anything. Because we are a good customer with Fifth Third, they are offering some specials on CD rates - \$25,000 for 12 months at 1.88%.

Other items brought up for discussion:

Beach Raker – will be ordered in the next few weeks.

Polar Park – we will be breaking ground for the Pavilion in the next few weeks. It will have restrooms and 30 x 60 covered area.

Ann Vogel with the CLV Garden Club asked if it would be considered to give the Garden Club a small area for a pollinator garden.

Ryan Flannagan asked about the Front Entrance sign – Chris updated Ryan on the future plans. There will be a rock fountain and new landscaping to enhance the CLV front entrance.

Electricom – Electricom will be using our storage area to park their equipment overnight while paying CLV \$300/month.

## **COMMITTEE REPORTS**

- **Business Planning** - Robert Alvey –no report
- **Parks/Rec** – Ryan Flannagan –no report
- **Nominating & Election** - Brian Greulich – 3 board openings will be available for the June election.
- **Rules & Regs** – Mark Evans –no report
- **By Laws/C & R's** — Lisa Gengelbach - no report

Robert Alvey made a motion to adjourn the meeting.

Ryan Flannagan seconded the motion.

Vote in Favor 8 to 0.

Meeting adjourned at 6:45 PM.

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties