

Christmas Lake Village  
Board of Directors  
3/8/18

**Pending Approval at April 12, 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, Fred Kanzler, Mark Evans, Ryan Flannagan, Robert Alvey, Charles Tomey & Jonathan Darling.

Lisa Gengelbach & Brian Greulich were absent.

There were (11) Association Members in attendance.

**MEMBER'S FORUM**

Ann Vogel, President of the CLV Garden Club, asked the board for permission to plant a pollinator garden at Polar Park. The garden would be approximately 8 x 4 surrounded by flat stone that will be easy for the Maintenance Crew to mow around. It will also help educate the residents about attracting hummingbirds, bees & butterflies that pollinate.

Robert Alvey made a motion to allow the Garden Club to plant the pollinator garden at Polar Park.

Mark Evans seconded the motion.

All in Favor 6 to 0.

**READING OF MINUTES**

Robert Alvey made a motion to approve the 2/8/18 Monthly Meeting Minutes.

The motion was seconded by Ryan Flannagan.

Vote in Favor 6 to 0.

## **TREASURER'S REPORT**

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

Current YTD Income:	\$ 709,267
YTD Expenses:	\$ 97,731
Current Net Income:	\$ 611,536

Monies on Hand:	\$ 550,567
Dock Account:	\$ 50,774
Rec Ctr Account:	\$ 26,784
Reserves:	\$ 489,207
Capital Improvement:	\$ 15,002

All those in Favor of the Treasurer's Report 6 to 0.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in February - \$ 8,089.04  
Total Past years' assessments collected for 2018 - \$ 9,689.85

## **MANAGER'S REPORT**

- Real Estate Report – 3 existing homes, 2 vacant lots & 2 ½ vacant lots changed hands in February.
- There are currently '7' open CLV Construction Permits.
- Member privileges suspended for delinquent accounts.
- Boat dock invoices to be mailed out March 15.
- Lakes have been stocked based on 2017 Fish Survey recommendations.
- CLV Office closed on Good Friday, March 30, 2018.
- We have received (1) letter of intent for the board nominations & (1) verbal commitment.

## **ACTION ITEMS** –

**Polar Park** – We requested (5) bids on the Pavilion and received (2) bids. Morton quoted CLV \$46,000 and Graber quoted \$26,000. Graber was chosen to complete the Pavilion and will begin construction in the next 2 weeks. The quote includes a 24 x 30 shelter house similar to Holly Park with restrooms and a storage closet. (1) restroom will be handicap accessible. The bid includes electric and bathrooms. After the pavilion is complete, we will begin construction on the ½ basketball court. Lighting installed will be on a timer and a fence will be added for safety.

**Investments** - Don Vogel met with our Financial Advisor to check on CD rates. We can invest \$25,000 at 2% for 1 year; 2.2% for 18 months; 2.5% for 2 years. We could invest \$25,000 from our boat dock fund to begin the investment. If we had to cash one in, we would only be losing the interest.

Don proceeded to give the board another idea; using the Rec Center account to pay for Polar Park and get it completed. Ryan Flannagan commented on the visibility of Polar Park and how it will be seen more than Holly Park.

Robert Alvey made a motion forgo the CD investment and use the Rec Center funds to complete Polar Park.

Ryan Flannagan seconded the motion.

All in Favor 6 to 0.

## **NEW BUSINESS** –

**Lake Rules** -Mark Evans reviewed the changes to the Lake Rules and the updated creel limits for each lake according to the 2017 Fish Survey. Catch and release has also been updated. New signs will be placed at each lake in the near future.

Our maintenance crew will continue with lake weed spraying in 2018.

All in favor of the updated Lake rules 6 to 0.

**Yearly Vehicle Sticker** - There is a small percentage of members who participate using the yearly sticker. There is no benefit of the sticker and it costs CLV money. We would continue to use the white CLV sticker, but eliminate the yearly sticker. All members would still be required to have a yearly sticker on their boats.

Robert Alvey made a motion to do away with the yearly sticker.

Mark Evans seconded the motion.

All in favor 6 to 0.

## **COMMITTEE REPORTS**

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

Robert Alvey made a motion to adjourn the meeting.

Mark Evans seconded the motion.

Vote in Favor 6 to 0.

Meeting adjourned at 6:52 PM  
Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties