

Christmas Lake Village
Board of Directors
4/12/18

Pending Approval at May 10, 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, Charles Tomey, Lisa Gengelbach & Brian Greulich.

Robert Alvey & Jonathan Darling were absent.

There were (8) Association Members in attendance.

MEMBER'S FORUM

n/a

READING OF MINUTES

Lisa Gengelbach made a motion to approve the 3/8/18 Monthly Meeting Minutes & Special Meeting Building Rule Minutes on 3/26/18.

The motion was seconded by Mark Evans.

Vote in Favor 6 to 0.

TREASURER'S REPORT

Lisa Gengelbach read the Treasurer's Report for month ending March 2018 in Robert Alvey's absence.

Current YTD Income:	\$ 726,323
YTD Expenses:	\$ 185,553
Current Net Income:	\$ 540,770

Monies on Hand:	\$ 495,772
Dock Account:	\$ 52,276
Rec Ctr Account:	\$ 28,226
Reserves:	\$ 487,404
Capital Improvement:	\$ 15,003

Mark Evans made a motion to approve the Treasurer's Report

Fred Kanzler seconded the motion.

Vote in Favor 6 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in March - \$ 859.49.

Total Past years' assessments collected for 2018 - \$ 10,549.34.

MANAGER'S REPORT

- Real Estate Report – 2 existing homes & 3 vacant lots changed hands in March.
- There are currently '11' open CLV Construction Permits.
- Beach Comber received.
- Polar Park coming along. Pavilion getting water, sewer & power connected.
- Chipping campaign started April 2. Limbs need to be placed out prior to April 16.
- Numerous complaints of unauthorized anglers on lakes reported. New creel limits have been posted.

ACTION ITEMS –

n/a

NEW BUSINESS –

Fencing Guidelines – Lisa Gengelbach – She wanted to remind Board Members as they talk about architecture, that fencing is not overlooked.

COMMITTEE REPORTS

- **Business Planning** - Robert Alvey – absent - no report
- **Parks/Rec** – Ryan Flannagan – no report
- **Nominating & Election** - Brian Greulich

It was recommended to combine the proxy and ballot on (1) piece of paper. Combining the documents would simplify the election process. The ballot/proxy will remain undisclosed to Board Members and Office Personnel.

Brian Greulich made a motion to improve the election process by having the ballot & proxy on 1 piece of paper.

Mark Evans seconded the motion.

Vote in Favor 6 to 0.

We have (3) candidates that have submitted resumes for the election. The last day to submit a resume is April 21.

- **Rules & Regs** – Mark Evans

Reviewed proposed rule change to Lake Rules. Changes were reviewed with the main emphasis on Members must always accompany a guest while on CLV lakes.

Mark Evans made a motion to accept the revisions to the Lake Rules.

Ryan Flannagan seconded the motion.

Vote in Favor 6 to 0.

Reviewed proposed Building Review Procedures. The way we have been reviewing plans has not been as effective as it could be. The absence of dialog and conversation has led to the approval of a couple questionable building plans.

We will meet twice a month to review all building plans that are pending. This gives the board an opportunity to discuss amongst themselves the pros and cons of the construction project.

We have formalized a set of procedures to better comprehend what we are approving and how it will impact the neighborhood. We want to continue to maintain or increase property value.

The board decided to meet at 6 PM at the Property Manager's office on the 1st & 3rd Monday of each month if necessary.

This document will be evolving until we work out all the details.

The board also wants to implement a deposit required on any plans that are submitted. The deposit comes with a time period for the lot owner to get the project completed. We will require a suggested minimum deposit of 10% of the cost of the project or possibly \$300. The lot owner will only receive the deposit back if the project is finished on time.

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

Mark Evans made a motion to adjourn the meeting.

Ryan Flannagan seconded the motion.

Vote in Favor 6 to 0.

Meeting adjourned at 6:50 PM

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties