

Christmas Lake Village
Board of Directors
8/9/18

Pending Approval at September 13, 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, Bill Conrad, Charles Tomey, Larry Ball, Ryan Flannagan, Rick Humerickhouse & Lisa Gengelbach

Robert Alvey & Fred Kanzler were absent.

There were (12) Association Members in attendance.

MEMBER'S FORUM

Roger Brown – Submitted building plans for fence around the property he just purchased at 1086 W Chestnut by the Fire. Plans were reviewed and approved.

READING OF MINUTES

Lisa Gengelbach made a motion to approve the 7/12/18 Monthly Meeting Minutes.

The motion was seconded by Rick Humerickhouse.

Vote in Favor 6 to 0.

TREASURER'S REPORT

Bill Conrad read the Treasurer's report in Robert's absence for the month ending July 2018:

Current YTD Income:	\$ 813,285
YTD Expenses:	\$ 420,393
Current Net Income:	\$ 392,892

Monies on Hand:	\$ 351,082
Dock Account:	\$ 58,035
Rec Ctr Account:	\$ 23,251
Reserves:	\$ 495,144
Capital Improvement:	\$ 15,008

Larry Ball made a motion to accept the Treasurer's Report.

Charles Tomey seconded the motion.

Vote in Favor 6 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in July - \$ 1,106.08

Total Past years' assessments collected for 2018 - \$ 16,838.16

MANAGER'S REPORT

- Real Estate Report – July - 10 existing homes, 6 vacant lots & 2 one-half vacant lots changed hands.
- There are currently '16' open CLV Construction Permits.
- Polar Park still growing with water & sewer hooked up & power connected. Next will be the parking lot, ½ basketball court and fencing.
- Road inventory complete.

- Lake sample results – Lakes will be tested during the season no less than twice a month for E coli.
- New signs going up around village.
- New buoys placed on lake.
- Yard Sale signups kicked off on Monday.
- Requesting information from committees for 2019 Budget. Meetings to begin in September-October.

ACTION ITEMS –

1. Selecting Yard Sale Non-Profit/Not for Profit organization - This group will help distribute the maps during the yard sale. This organization will keep the funds received for the maps.

Roger Brown spoke for the Santa Claus American Legion Post #242 - The funds would help us do some upgrades that are badly needed.

Bill Conrad made a motion to give the Yard Sale Map proceeds to the Santa Claus American Legion Post #242.

Larry Ball seconded the motion

All in Favor 6 to 0.

2. Docks - We have a proposal to replace all the docks at the Main Marina. Dave Claus with Floating Docks spoke about how H, J & K would each hold 14 single pontoon slips. They would be constructed of a galvanized steel frame and composite decking. Dave provided a sample of “Timber Tech”, the composite material used for the decking. The docks would be anchored with a pipe and sleeve anchor system. There is a 12-year warranty on the flotation. The timeframe is approximately 16 weeks. It would be CLV’s responsibility to get rid of the old docks.

There was a lot of conversation concerning the warranty. Dave noted there was a 2-year warranty after installation. Board Members were concerned of the warranty period.

Boat Slip rental was discussed. CLV currently charges \$125/year for a boat slip. There were different dollar amounts discussed including 2 separate fees - 1 fee for a new boat slip and 1 fee for the others.

The Rules & Regs Committee will hold a meeting and come back with their recommendations on boat slip fees.

The Board decided to table a decision on the new docks until the September Board Meeting.

3. CLV resident, Dennis & Sharon Carson, who reside on Sled Run, on the lake, mailed a letter and invoice to CLV asking for payment of brush and snake removal from their property.

President Don Vogel read from the C & R's about those residents who live on the lake; it is the lot owner's responsibility to clean up their lot.

Bill Conrad made a motion to deny the request for payment.

Lisa Gengelbach seconded the motion.

Vote in Favor 6 to 0.

OLD BUSINESS –

N/A

NEW BUSINESS -

Storage Rental Fee for 2019 - We currently have 91 spaces rented. We also have a waiting list.

Our goal is to fence this property with a gate. This would be accessible only to those that have rented a space in the storage area. We are also looking into sheltered storage spaces.

It was recommend that the Rules & Regs Committee review this fee and add this to their agenda.

COMMITTEE REPORTS

- **Business Planning** - Robert Alvey - absent – no report
- **Parks/Rec** – Ryan Flannagan – no report
- **Nominating & Election** – Charles Tomey – no report
- **Rules & Regs** – Larry Ball/Rick Humerickhouse – no report
- **By Laws/C & R's** — Lisa Gengelbach - no report

Bill Conrad made a motion to adjourn the meeting.

Lisa Gengelbach seconded the motion.

Vote in Favor 5 to 0.

Meeting adjourned at 7:28 PM
Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties