

Christmas Lake Village  
Board of Directors  
9/13/18

**Pending Approval at October 11, 2018 Meeting**

The meeting was called to order by President Don Vogel at 6:00 PM and noted that a quorum was present.

Directors present were Don Vogel, Fred Kanzler, Rick Humerickhouse, Bill Conrad, Charles Tomey & Larry Ball.

Lisa Gengelbach, Ryan Flannagan & Robert Alvey were absent.

There were (10) Association Members in attendance.

**MEMBER'S FORUM**

Rita McKinney approached the board requesting to put up a fence around her home on Blitzen. Don told her to take her plans to the office and Chris would help her get them submitted to the board.

**READING OF MINUTES**

Charles Tomey made a motion to approve the August Monthly Meeting Minutes.

The motion was seconded by Rick Humerickhouse.

Vote in Favor 5 to 0.

Rick Humerickhouse made a motion to approve the August 20, 2018 Special Meeting Minutes.

The motion was seconded by Charles Tomey.

Vote in Favor 5 to 0.

### **TREASURER'S REPORT**

Bill Conrad read the Treasurer report in Robert's absence for the month of August 2018:

Current YTD Income:	\$ 847,741
YTD Expenses:	\$ 485,046
Current Net Income:	\$ 362,695

Monies on Hand:	\$ 370,859.81
Dock Account:	\$ 3,287.62
Rec Ctr Account:	\$ 23,353.65
Reserves:	\$ 494,215.00
Capital Improvement:	\$ 15,008.96

Charles Tomey made a motion to accept the Treasurer's Report.

Larry Ball seconded the motion.

Vote in Favor 5 to 0.

### **DELINQUENCY REPORT**

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

Past years' assessments collected in August - \$ 453.06  
Total Past years' assessments collected as of August 31 - \$ 17,291.22  
Budgeted Assumption for 2018 - \$ 10,000

### **MANAGER'S REPORT**

- Real Estate Report – 4 existing homes, 2 vacant lots, 1 half lot & 1 renter changed hands in August.
- There are 15 open construction permits.
- Polar Park update: Basketball court poured. Basketball goal will be installed next week. Left to complete - Lighting, fencing & parking lot.
- Road repair scheduled to start the first week of October.
- Chipping campaign scheduled to kick off second week of October.
- Commonwealth Engineers finished Dam Inspection. Official brief will be at October meeting – currently no major issues to report.
- 2019 Budget – in process.
- Lake Fountain removed for maintenance.
- Rock Fountain installed at Main Entrance.

### **ACTION ITEMS**

N/A

### **OLD BUSINESS**

**Storage Fee for 2019** – The Rules & Regulations met to review the price increase after complaints received from several members. We have revised the rental fee to \$100/year. With the increase, members will see railroad ties replaced, numbers updated, weeds sprayed and rock added to storage lot. Long-term goals are to have covered storage and possibly add a fence and gate.

Charles stated that the committee should stick with the increased price of \$150.

The Committee made a motion to change the storage fee from \$150 to \$100 per year.

All in Favor 5 to 1 with Charles Tomey opposing.

**Dock Replacement** – The bid we received from Floating Docks was \$ 177,704.36. David Foertsch submitted a bid of \$ 395,000 (all aluminum).

Rick Humerickhouse made a motion to accept Floating Docks bid of \$177,704.36.

Larry Ball seconded the motion.

All in Favor 5 to 0.

### **NEW BUSINESS**

Robert Alvey he has resigned from the board and we will fill this position at the October Board Meeting. The term remaining is through June 2020.

### **COMMITTEE REPORTS:**

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

Bill Conrad made a motion to adjourn.

Charles Tomey seconded the motion

All in Favor 5 to 0.

Meeting adjourned at 6:38 PM

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties