

Christmas Lake Village
Board of Directors
10/11/18

Pending Approval at November 8, 2018 Meeting

Prior to calling the monthly meeting to order, the board members voted to replace board members Robert Alvey & Ryan Flannagan, who had resigned.

Candidates who submitted the intent to run for the open positions were:

Mark Evans
Doug Matthews
Barbara Reinhold
Jeff Stillman
Ted Zirkelbach

Each candidate gave a brief message about themselves and why they wanted to be a board member. After the current board took a brief recess, the board, including 2 absentee votes from Bill Conrad and Rick Humerickhouse, decided on the following:

Mark Evans – He will fill the position that runs until June of 2021

Barbara Reinhold – She will fill the position that runs until June of 2020

Barbara & Mark were immediately seated with the board.

The meeting was called to order by President Don Vogel at 6:18 PM and noted that a quorum was present.

Directors present were Don Vogel, Fred Kanzler, Charles Tomey Mark Evans, Barbara Reinhold & Larry Ball.

Bill Conrad, Rick Humerickhouse & Lisa Gengelbach were absent.

There were (10) Association Members in attendance.

MEMBER'S FORUM

N/A

READING OF MINUTES

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

The motion was seconded by Fred Kanzler.

Vote in Favor 7 to 0.

TREASURER'S REPORT

Larry Ball read the Treasurer report for the month of September 2018:

Current YTD Income:	\$ 863,942
YTD Expenses:	\$ 599,154
Current Net Income:	\$ 264,788

Monies on Hand:	\$ 273,994.71
Dock Account:	\$ 3,412.76
Rec Ctr Account:	\$ 23,356.48
Reserves:	\$ 494,831.39
Capital Improvement:	\$ 15,010.19

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

Fred Kanzler seconded the motion.

Vote in Favor 5 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in September - \$ 783.19

Total Past years' assessments collected as of September 2018 - \$ 18,074.41

Budgeted Assumption for 2018 - \$ 10,000

MANAGER'S REPORT

- Real Estate Report – 6 existing homes, 2 vacant lots, & 1 half lot changed hands in September.
- Collections process has started on delinquent accounts.
- There are 16 open construction permits.
- Polar Park update: Basketball goal installed. Lighting on a 2-hour timer. Garden Club added a pollinator garden.
- Road repair ongoing.
- Chipping campaign scheduled to kick off Monday.
- Commonwealth Engineers finished Dam Inspection. No major issues to report.
- 2019 Budget – in process.

ACTION ITEMS

2019 Budget – 1.5% increase from \$446 to \$453 per lot.

Fred Kanzler made a motion to accept the budget as presented to the board.
Charles Tomey seconded the motion.

Vote in Favor 5 to 0.

OLD BUSINESS

N/A

NEW BUSINESS

Our attorney, Bill Shaneyfelt, will be retiring at the end of 2018. We need to be looking for a replacement that is familiar with municipal law.

Member inquiry: Can political signs being posted on vacant lots? Member can only put up 5 signs per residence.

COMMITTEE REPORTS:

- **Business Planning** – Mark Evans appointed as Treasurer and to head this committee
- **Rules & Regulations** – Larry Ball/Rick Humerickhouse - No report
- **Parks & Rec** – Barbara Reinhold appointed to head this committee
- **Nominating/Election** – Charles Tomey - No report
- **By-Laws & C & R's** – Lisa Gengelbach - absent - No report

Fred Kanzler made a motion to adjourn.

Larry Ball seconded the motion

All in Favor 5 to 0.

Meeting adjourned at 6:50 PM

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties