

Christmas Lake Village
Board of Directors
11/08/18

Pending Approval at December 13, 2018 Meeting

The meeting was called to order by President Don Vogel and noted that a quorum was present.

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

Barbara Reinhold was absent.

There were (5) Association Members in attendance.

MEMBER'S FORUM

N/A

READING OF MINUTES

Bill Conrad made a motion to approve the October Monthly Meeting Minutes.

The motion was seconded by Larry Ball.

Vote in Favor 7 to 0.

TREASURER'S REPORT

Mark Evans read the Treasurer report for the month of October 2018:

Current YTD Income:	\$ 887,015
YTD Expenses:	\$ 646,847
Current Net Income:	\$ 240,168

Monies on Hand:	\$ 242,681.62
Dock Account:	\$ 3,412.90
Rec Ctr Account:	\$ 23,847.48
Reserves:	\$ 485,789.51
Capital Improvement:	\$ 15,011.46

Mark Evans made a motion to accept the Treasurer's Report.

Bill Conrad seconded the motion.

Vote in Favor 7 to 0.

DELINQUENCY REPORT

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

Past years' assessments collected in October - \$ 5,645.28
Total Past years' assessments collected as of October 2018 - \$ 23,719.69
Budgeted Assumption for 2018 - \$ 10,000

MANAGER'S REPORT

- Real Estate Report – 5 existing homes, 6 vacant lots, & 1 new renter changed hands in October
- There are 18 open construction permits
- Polar Park is complete

- Road repair/paving is complete
- Leaf Collection scheduled to begin Monday, November 12
- All (3) gate islands to be painted and poles to be candy-stripped
- Currently working on 2019 invoices
- FOL decorating – we started decorating in the back this year and finished at the front entrance

ACTION ITEMS

FOL – Non-profit organization to collect donations; CASA was selected last year with Santa Claus Optimist Club requesting for this year.

Last year we invited CASA to work the FOL gates and they collected over \$4,000. We had a request recently from the Optimist Club that they would like to participate.

Chris received a call from the Optimist Club this morning and they did not want to infringe on what CASA was doing and they bowed out.

We will let CASA collect donations again this year and all canned goods received will be split between Dale Community Action Center and Rockport Christian Resource Center.

The 2018 Festival of Lights will be held on December 8 & 15 from 5 – 9 PM

Rick Humerickhouse asked who judges the lights – Don explained that Chris & Julie ask individuals from outside CLV to judge. Chris asked if anyone would be upset if we didn't do individual awards and just decorate for the spirit of the season.

Instead of individual awards, we can take pictures and place them in our newsletter to recognize those that go above and beyond in decorating for the season.

OLD BUSINESS

N/A

NEW BUSINESS

N/A

COMMITTEE REPORTS:

- **Business Planning** – Mark Evans – No report
- **Rules & Regulations** – Larry Ball/Rick Humerickhouse - No report – Don asked that the committee review putting a rule in place that you can't buy a house for the sole purpose of making it a rental property.
- **Parks & Rec** – Barbara Reinhold – absent – No report
- **Nominating/Election** – Charles Tomey - No report
- **By-Laws & C & R's** – Lisa Gengelbach - No report

Bill Conrad made a motion to adjourn.

Mark Evans seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 6:30 PM

Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties