

Christmas Lake Village  
Board of Directors  
12/13/18

**Pending Approval at January 10, 2019 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 & Barbara Reinhold.

Lisa Gengelbach was absent.

There were (6) Association Members in attendance.

**MEMBER'S FORUM**

N/A

**READING OF MINUTES**

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

The motion was seconded by Rick Humerickhouse.

Vote in Favor 7 to 0.

## **TREASURER'S REPORT**

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

Current YTD Income:	\$ 899,054
YTD Expenses:	\$ 891,433
Current Net Income:	\$ 7,621

Monies on Hand:	\$ 155,342.80
Dock Account:	\$ 3,413.04
Rec Ctr Account:	\$ 5,218.37
Storage Account:	\$ 1,579.29
Reserves:	\$ 488,012.30
Capital Improvement:	\$ 2,512.53

Fred Kanzler made a motion to accept the Treasurer's Report.

Barbara Reinhold seconded the motion.

Vote in Favor 7 to 0.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in November - \$ 1,698.71  
Total Past years' assessments collected as of November 30, 2018 - \$ 25,418.40  
Budgeted Assumption for 2018 - \$ 10,000

## **MANAGER'S REPORT**

- Real Estate Report – 3 existing homes and 3 vacant lots changed hands in November

- There are 20 open construction permits
- Leaf Collection continues
- New full-time Maintenance employee hired
- Fountain update – received fountain back and Family Roots helped us to install it, but it didn't work – had to be returned
- FOL update – 1300 cars visited and CASA collected \$2900 in donations
- Dock update – Old docks have been relocated. New dock material to begin delivery next week

## **ACTION ITEMS**

1. Approve new lawyer to represent CLV – Shaneyfelt is retiring at the end of this year and we have interviewed Gloria Rahman from Ferdinand. She is familiar with municipal law, homeowners associations and collections. Her rate is \$195/hour. There is no contract or retainer. It is just on a per need basis.

Bill Conrad made a motion to hire Gloria Rahman as the CLV Attorney

Mark Evans seconded the motion.

Vote in Favor 7 to 0.

2. Launch Platform bids - We received (3) sealed bids on the platform that is at the Main Marina as follows:

- (1) \$227.00
- (2) \$500.00
- (3) \$502.00

Bruce Tesch won the bid at \$502.00.

Larry Ball made a motion to accept the bid from Bruce Tesch.

Rick Humerickhouse seconded the motion.

Vote in Favor 7 to 0.

## **OLD BUSINESS**

Don gave some updates on issues:

Don was at the Town Meeting this past Monday night regarding the Vacant Lot Sewer Fees. He requested that they do away with the fee. The Town collects approximately \$60,000 from Christmas Lake Village on Vacant Lot Sewer Fees. The Town is having a sewer rate survey completed by March of 2019. Don stated that he feels pretty good that the fees will go away sometime next year.

In 2010 we started working on revising the C & R's. They were actually finished in 2012. This would bring all 12 subdivisions under the same C & R's. Don wanted to make sure this was completed before his term ends in June. Larry Ball contacted an attorney regarding the C & R's and reported on the findings. We will continue in January and start putting our plans together to revise the C & R's.

### **NEW BUSINESS**

N/A

### **COMMITTEE REPORTS:**

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

Rick Humerickhouse made a motion to adjourn.

Bill Conrad seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 6:35 PM

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties