

## CLV President's Annual Report 2018

One of the privileges of the role of President is to recognize those who really make things happen in Christmas Lake Village. First our Property Manager, Chris Ambbs, who provides leadership, insight and strong management in all aspects of operating the village. Second, our Office Manager, Julie Benningfield is extremely efficient and in control of every detail of our day to day operations. Our maintenance staff and gate security staff continue to provide excellent support to keep the entire village working smooth and efficient. Thank you for attending our annual meeting and a special thanks to several of you who attend almost every monthly meeting. Finally, thanks to this Board of Directors, for each of your individual contributions.

Once again, I'm pleased to report CLV is in a very strong financial position. All our assessment income and income from other sources is applied to the operation of CLV. Our reserves are continuing to grow without the need to dedicate some of our annual income to build those reserves.

This past year has witnessed many improvements for the benefit of all property owners. The first leg of the Santa Claus Trails was completed from CLV to Yellig Park. We will monitor the trail-end at the gatehouse to see if we need to make changes to prevent non-residents from continuing into CLV.

It appears the winter did not cause extreme damage to our roads so that we should be able to do more overlay and less patch work when that work begins this summer. With the repaving we will also pave the parking lot and entrance to the new Polar Park. At that time, we will have completed the electrical hook-ups and the half basketball court.

We submitted the accepted bid for the 2.25 acres next to our maintenance buildings from the town. So, we now have the rental spaces for those wanting to store their boats, trailers, campers, etc. This income will be used for future development of this area. Several ideas are in the planning stages.

While speeding is still a problem on our roads, it appears better patrolling by the Santa Claus police, the electronic signs, and the new 4-way stop on Kaspar have lessened the problem.

The second largest complaint the last several years has been the goose droppings on the beach. We purchased a new sand cleaning machine that sifts these droppings and other debris from the sand while also raking the sand to make it more presentable. I spoke with a lady and her daughters Memorial Day who were using the beach. They said they were reluctant to come to the beach based on past history of the condition of the sand, but she was very surprised and pleased with the beach this year.

It seems this may be another banner year for new home construction based on the plans already approved and the number of new homes currently under construction. We learn from our mistakes and as a result we have enacted new procedures for approving any plans that need board approval before the project can begin. The board meets the 1<sup>st</sup> and 3<sup>rd</sup> Monday to review all plans with the owner or advocate present. Plans that need to have revisions made will then be reviewed at the next scheduled meeting after the revised plans are submitted.

Again, thank you for the privilege to serve on this board as your president.

Respectfully submitted,

Don Vogel