

Christmas Lake Village  
Board of Directors  
1/10/19

**Pending Approval at February 14, 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, Lisa Gengelbach & Barbara Reinhold.

There were (6) Association Members in attendance.

**MEMBER'S FORUM**

N/A

**READING OF MINUTES**

Mark Evans made a motion to approve the December Monthly Meeting Minutes.

The motion was seconded by Charles Tomey.

Vote in Favor 8 to 0.

## **TREASURER'S REPORT**

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

Current YTD Income:	\$ 907,107
YTD Expenses:	\$1,062,822
Current Net Income:	\$( 155,755)

Monies on Hand:	\$130,689.90
Dock Account:	\$ 3,988.19
Rec Ctr Account:	\$ 6,328.61
Storage Account:	\$ 2,079.37
Reserves:	\$476,567.85
Capital Improvement:	\$ 2,512.53

Lisa Gengelbach made a motion to accept the Treasurer's Report.

Barbara Reinhold seconded the motion.

Vote in Favor 8 to 0.

## **DELINQUENCY REPORT**

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

Past years' assessments collected in December -	\$ 4,772.18
Total Past years' assessments collected as of December 31, 2018 -	\$ 30,190.59
Budgeted Assumption for 2018 -	\$ 10,000

## **MANAGER'S REPORT**

- Real Estate Report – 2 existing homes and 3 vacant lots changed hands
- There are 20 open construction permits
- Leaf Collection continues
- Members placing limbs out without notice receiving warning letter
- Electricom is back in CLV replacing underground cable in Sub #10
- Snow equipment is ready for any severe weather this weekend
- Dock update – New docks installed. Old docks awaiting relocation

## **ACTION ITEMS**

1. Committee Chairpersons need to update and recruit new members for committees
2. Rental Properties – met last week to review our rental situation – decided to reinforce the current rules and try to keep them in line. We will then reevaluate at a later date.

## **OLD BUSINESS**

C & R's Review – Don discussed finalizing C & R's. We want to focus on updating Subdivision #1. The current C & R's for Sub #1 have no teeth in them, that we as a board can put the homeowner in the position to clean up their property. Our first priority is to get Sub #1 on board – they only need to be approved by a simple majority.

At the February Meeting, Don would like the board to do the following:

- Complete what we are going to do with Sub #1
- Timeframe/schedule where we would mail or have available for pickup – a copy of the proposed changed
- Schedule town hall meetings
- Board review – have a meeting to discuss changes
- Mailout with a letter and both copies of C & R's – existing & revised – this would only be mailed to eligible lot owners. If you are delinquent, you would not be eligible to vote.
- Signatures on ballots do not have to be notarized.

## **NEW BUSINESS**

N/A

## **COMMITTEE REPORTS:**

- **Business Planning** – Mark Evans – No report
- **Rules & Regulations** – Larry Ball/Rick Humerickhouse – No report
- **Parks & Rec** – Barbara Reinhold –No report
- **Nominating/Election** – Charles Tomey – Rick Humerickhouse has submitted his resume to run for the 3-year term
- **By-Laws & C & R's** – Lisa Gengelbach –No report

Rick Humerickhouse asked when the SC Police are coming in to CLV and patrolling.

The Board requested to see a report of when the SC Police are coming in to CLV.

While on the subject of our SC Police Department, Chris Ambs brought up traffic violations, such as cars parked on the side of the road. If you have a problem with this, call the SC Police Department.

Rick suggested we revise the dates that the Architectural Committee meets. Don stated that he would discuss with Chris next week.

Bill Conrad made a motion to adjourn.

Mark Evans seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 6:48 PM

Respectfully submitted

Julie Benningfield  
Asst Property Manager  
Christmas Lake Properties