

Christmas Lake Village  
Board of Directors  
2/14/19

**Pending Approval at March 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, Bill Conrad, Rick Humerickhouse, Lisa Gengelbach & Barbara Reinhold.

Larry Ball was absent.

There were (8) Association Members in attendance.

**MEMBER'S FORUM**

N/A

**READING OF MINUTES**

Lisa Gengelbach made a motion to approve the January Monthly Meeting Minutes.

The motion was seconded by Bill Conrad.

Vote in Favor 7 to 0.

## **TREASURER'S REPORT**

Mark Evans read the Treasurer report for the month of January 2019:

Current YTD Income:	\$ 631,828
YTD Expenses:	\$ 87,757
Current Net Income:	\$ 544,071

Monies on Hand:	\$398,680.95
Dock Account:	\$ 4,238.36
Rec Ctr Account:	\$ 8,568.92
Storage Account:	\$ 2,379.47
Reserves:	\$493,037.77
Capital Improvement:	\$ 17,512.60

Barbara Reinhold 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 January 2019. It was presented in a different format to give everyone a clear picture of what is currently owed to CLV.

Past 5 years assessments TOTAL outstanding - \$ 533,684.53  
Total Past years' assessments collected in January 2019 - \$ 4,848.45  
Budgeted Assumption for 2019 - \$ 11,150

## **MANAGER'S REPORT**

- Real Estate Report –1 vacant lot changed hands
- There are 20 open construction permits
- Dock invoices to be mailed out March 15
- New docks will be numbered
- Powder-coated CLV entrance sign letters
- CLV Office closed on February 18 – Presidents' Day
- Feb 15 - 30-day past due accounts will have gate cards shut-off

## **ACTION ITEMS**

1. Committee Leads update committee membership status – solicit individuals to get involved with the committees

## **OLD BUSINESS**

1. **Santa Claus Police Report** – What are we getting in the way of cooperation of the Santa Claus Police patrolling in CLV?

We ran a report for the past 41 days – in this time period the SCP entered the village 1.43 times per day. We are still 88% of the homes in Santa Claus. We have also communicated when the SCP should be patrolling in our community. The report details that most of their patrolling is not during peak traffic hours. 14 days there was no patrolling in CLV. Don stated that he would be discussing this with the new Town President, Mike Johannes, in the next several days.

2. **Finalize C & R's for Subdivision #1** – reviewed (4) changes that the Board wants to present to Subdivision #1 in March.

The reason we are revising only Subdivision #1 C & R's it states that it can be changed with a majority vote. The other C & R's state that it takes a 2/3 majority. It will be simpler to handle Subdivision #1 by itself and then we will work with Subdivision #2-#13.

We propose to mailout the current Subdivision #1 C & R's and the new proposed package around March 1. The mailout will include a letter from Don explaining why we are doing Subdivision #1 by itself. We will then have (2) meetings to be held at the Rec Center – Sunday, March 10 at 1 PM and Monday March 11 at 6:30 PM. This gives the lot owner a couple of weeks to review the information. The lot owner can then attend (1) of the meetings if they have any questions or concerns regarding the proposed changes. After the meetings, we will have our monthly board meeting the following Thursday and approve to move forward. We will then mail ballots for Subdivision #1 to approve the C & R's.

Chris brought to our attention that it states “No BB Guns” in the “**Nuisance**” section. Do we want to leave that in the C & R's? After much discussion, Rick Humerickhouse made a motion to take out “No BB Guns”. Bill Conrad seconded the motion. It was then brought up to read the entire statement which included No paintball guns or pellet guns. After further review, Rick revised his motion to include no paintball guns or pellet guns. Bill seconded the revised motion. Vote in Favor 7 to 0.

Another statement that was in question was RV's, campers & trailers –under **Parking** section. Chris agreed with the statement, but his concern was with the enforcement of 7 days in & 7 days out. Is it complaint driven or is it done by an inventory every Monday morning? Trailers in excess of 70 sq ft should be stored after October 31 just like other recreational vehicles.

Gender specific statements throughout the C & R's of “his” or “him” should be changed to read “their”.

## **NEW BUSINESS**

- 1. Architectural Review Meetings** – How often and when? Don suggested the following: The first meeting would be after the Monthly Board Meeting and the second meeting would be the last Monday of the month. This will be effective beginning tonight.
- 2. Town of Holland Request** - The Town of Holland requested to borrow our portable radar sign. Don is not in favor of this. We own it. How do we get it there? We don't even let the Town of Santa Claus borrow it. Chris will contact Holland and let them know we are not in favor of their request.

**COMMITTEE REPORTS:**

- **Business Planning** – Mark Evans – No report
- **Rules & Regulations** – Larry Ball/Rick Humerickhouse – No report – review fishing rules with boating season coming up
- **Parks & Rec** – Barbara Reinhold –No report
- **Nominating/Election** – Charles Tomey – No report
- **By-Laws & C & R's** – Lisa Gengelbach –No report

Mark Evans made a motion to adjourn.

Bill Conrad seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 7:11 PM

Respectfully submitted

Julie Benningfield  
Asst Property Manager  
Christmas Lake Properties