

Christmas Lake Village
Board of Directors
4/11/19

Pending Approval at May 9, 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, Rick Humerickhouse Barbara Reinhold, Larry Ball & Lisa Gengelbach.

There were (12) Association Members in attendance.

MEMBER'S FORUM

N/A

READING OF MINUTES

Larry Ball made a motion to approve the March Monthly Meeting Minutes.

The motion was seconded by Charles Tomey.

Vote in Favor 8 to 0.

TREASURER’S REPORT

Mark Evans read the Treasurer’s report for the month of March 2019:

Current YTD Income: \$ 741,175
YTD Expenses: \$ 195,644
Current Net Income: \$ 545,531

Monies on Hand: \$407,156.47
Dock Account: \$ 7,838.76
Rec Ctr Account: \$ 9,605.41
Storage Account: \$ 3,039.72
Reserves: \$502,630.30
Capital Improvement: \$ 17,516.85

Investment Update:

February Reserves \$499,034.79
March Reserves \$502,630.30

The Reserve account seen an increase of \$3,595.51 from February to March.

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

Rick Humerickhouse seconded the motion.

Vote in Favor 8 to 0.

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for the month of March 2019:

PRIOR YEAR:

Prior year assessments collected in March - \$ 3,918.58
Total Collected for 2019 - \$14,823.58
Budgeted Assumption for 2019 - \$ 11,150

CURRENT YEAR:

Current year assessments collected as of March - \$ 713,907.00

Budgeted assumption for 2019 - \$817,665.00

MANAGER'S REPORT

- Real Estate Report – 5 existing homes, 8 vacant lot & 1 new renter changed hands in March
- There are 17 open construction permits
- Chipping Campaign has kicked off – will run most of April
- 1000 Striper being added to our lakes, 700 Christmas, 150 Noel and 150 to Holly.
- Basketball court cracks filled at Holly Park
- Office closed on April 19 in observance of Good Friday
- Fountain has been reinstalled
- 2 new Lake Patrol employees hired
- Sidewalks to be poured for new docks; all will be handicap accessible
- LED lights installed at Rec Center upper parking lot
- Stop signs are being replaced as needed
- Boat Patrol to kick off next week
- Lake samples for bacteria testing will be taken week of April 22 and every third Monday for the entire season.

ACTION ITEMS

1. Finalize Reserve Accounts – During the March Board Meeting, we reviewed our Reserve Accounts with Ryan Oberhausen, with Fifth Third Bank. Lisa Gengelbach wanted more time to review the information presented and requested that we table the issue until April's Meeting.

All in Favor 8 to 0.

2. Annual Yard Sale – CLV Yard Sale will be held annually on the 3rd Saturday of September. This would be a permanent approval.

Lisa Gengelbach made a motion to approve the annual yard sale.

Bill Conrad seconded the motion.

All in Favor 8 to 0.

Also, a reminder that members selling food need to have a Health Certificate from the Spencer County Health Dept.

OLD BUSINESS

Status on Subdivision 1 C & R's – We would like to mail out a letter and a copy of the revised C & R's for Subdivision 1 in the next couple of weeks.

NEW BUSINESS

Summary of Town Survey – Jeff Stillman – President of TOSC Advisory Planning Commission – Jeff went over the results of the survey with those in attendance. There were 360 surveys returned. The items listed below pertain to CLV:

- Sidewalks/paths
- Likes – lake, golf course, privacy, security, parks
- Police patrol outside of CLV
- Taxes
- Remove gates
- CLV & Town Boards work together better

There will be a public hearing of the Comprehensive Plan on April 22, 5:30 PM at the Town Hall.

COMMITTEE REPORTS:

- **Business Planning** – Mark Evans – No report
- **Rules & Regulations** – Larry Ball/Rick Humerickhouse – No Report
- **Parks & Rec** – Barbara Reinhold – Possible Grand Opening for Polar Park in June
- **Nominating/Election** – Charles Tomey – 5 candidates signed up for the June election:
- **By-Laws & C & R's** – Lisa Gengelbach – No report

Bill Conrad made a motion to adjourn.

Rick Humerickhouse seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 6:45 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties