

Christmas Lake Village
Board of Directors
5/9/19

Pending Approval at July 11, 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 Barbara Reinhold, Larry Ball & Lisa Gengelbach.

There were (9) Association Members in attendance.

MEMBER'S FORUM

N/A

READING OF MINUTES

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

The motion was seconded by Lisa Gengelbach.

Vote in Favor 8 to 0.

TREASURER’S REPORT

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

| | |
|---------------------|------------|
| Current YTD Income: | \$ 779,159 |
| YTD Expenses: | \$ 251,326 |
| Current Net Income: | \$ 527,833 |

| | |
|----------------------|--------------|
| Monies on Hand: | \$384,200.76 |
| Dock Account: | \$ 14,689.18 |
| Rec Ctr Account: | \$ 10,085.81 |
| Storage Account: | \$ 3,539.87 |
| Reserves: | \$503,611.80 |
| Capital Improvement: | \$ 17,519.01 |

Investment Update:

| | |
|----------------|--------------|
| March Reserves | \$502,630.30 |
| April Reserves | \$503,611.80 |

The Reserve account seen an increase of \$981.50 from March to April.

Barbara Reinhold 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 April 2019:

PRIOR YEAR:

Prior year assessments collected in April - \$ 17,741.02
Total Collected for 2019 - \$ 32,564.60
Budgeted Assumption for 2019 - \$ 11,150

CURRENT YEAR:

Current year assessments collected as of April - \$ 724,574.00

Budgeted assumption for 2019 - \$817,665.00

MANAGER'S REPORT

- Real Estate Report – 5 existing homes, 6 vacant lot (Note: 3 of the vacant lots were purchased specifically for fishing) & 3 new renters changed hands in April. One rental house is new, bringing the total rental houses to 34
- There are 15 open construction permits
- 1000 Striper added to our lakes, 700 Christmas, 150 Noel and 150 to Holly.
- Lake Sample results: Christmas Lake 39.3/Noel 37.3/Holly 22.8 MPN (Most Probable Number) 100/ml.
- New sidewalks have been poured at the Main Marina
- New ropes and floats being installed in swim area at Rec Center
- New marquee face installed at Front Gate
- Security cameras installed for storage lot and maintenance area
- Rec Center had major plumbing repaired; pump replaced and pipes cleaned
- All ballots & proxies have been mailed

ACTION ITEMS

N/A

OLD BUSINESS

N/A

NEW BUSINESS

- CASA has asked to volunteer for both weekends of the Festival of Lights and receive the donations at the gate for their organization.

Barbara Reinhold made a motion to allow CASA to collect donations for a 5-year period ending in 2024.

Mark Evans seconded the motion.

All in Favor 8 to 0.

NEW BUSINESS – cont'd

- Ferrell cats – Situation off the south side of Lake Noel. Don discussed that he has met with the family that has been putting food out for the cats. Several lot owners in the area have been complaining for several months about how the cats are destroying their outdoor furniture and it smells like cat urine around their home. The problem is that Spencer County no longer has a humane society. Warrick County will not take Ferrell cats. What can we do? We are looking for a humane way to remove them from Christmas Lake Village.

Don offered to talk to the couple that continues to feed the cats. He will inform them that they have 2 weeks to get rid of the cats and after that CLV will begin to monitor the number of cats at the home. If there are more than 2 cats, they will be issued a fine of \$25.

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 – 5 candidates signed up for the June election:
- **By-Laws & C & R's** – Lisa Gengelbach – No report

Bill Conrad made a motion to adjourn.

Fred Kanzler seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 6:35 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties

