

Christmas Lake Village
Board of Directors
Monthly Meeting
7/11/19

Pending Approval at August 8, 2019 Meeting

The meeting was called to order by President Bill Conrad and noted that a quorum was present.

Directors present were Bill Conrad, Fred Kanzler, Charles Tomey, Mark Evans, Rick Humerickhouse Barbara Reinhold, Larry Ball, Larry Loucka & Lisa Gengelbach.

There were (13) Association Members in attendance.

MEMBER'S FORUM

Janet Dewitt – Asked who to contact to fix drainage issue in her yard after ElectriCom updates. Julie Benningfield told her to call Vectren about her issue.

READING OF MINUTES

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

The motion was seconded by Mark Evans.

Vote in Favor 8 to 0.

TREASURER'S REPORT

Mark Evans read the Treasurer's report for the months of May & June 2019:

May 2019

Current YTD Income:	\$ 792,874
YTD Expenses:	\$ 310,902
Current Net Income:	\$ 481,972

Monies on Hand:	\$330,455.95
Dock Account:	\$ 17,689.84
Rec Ctr Account:	\$ 12,006.25
Storage Account:	\$ 3,840.03
Reserves:	\$486,737.00
Capital Improvement:	\$ 17,521.24

June 2019

Current YTD Income:	\$ 811,815
YTD Expenses:	\$ 370,873
Current Net Income:	\$ 481,972

Monies on Hand:	\$280,758.54
Dock Account:	\$ 18,840.58
Rec Ctr Account:	\$ 13,926.78
Storage Account:	\$ 4,240.20
Reserves:	\$505,800.00
Capital Improvement:	\$ 17,523.40

Investment Update:

May Reserves	\$486,737.00
June Reserves	\$505,800.00

The Reserve account seen an increase of \$19,063 from May to June.

Larry Ball made a motion to accept the Treasurer's Report.

Barbara Reinhold seconded the motion.

Vote in Favor 8 to 0.

DELINQUENCY REPORT

Julie Benningfield, Asst Property Manager, reported on Assessments collected for the months of May & June 2019:

PRIOR YEAR:

Prior year assessments collected in May & June - \$ 264.78
Total Collected for 2019 - \$ 30,919.81
Budgeted Assumption for 2019 - \$ 11,150

CURRENT YEAR:

Current year assessments collected in May & June - \$ 733,553.00
Budgeted assumption for 2019 - \$817,665.00

MANAGER'S REPORT

- Real Estate Report – May: 4 existing homes, 2 & ½ vacant lots & 1 new renter.
June: 12 homes, 1 & ½ vacant lots & 1 new renter
- There are 13 open construction permits
- Lake Sample results: Christmas Lake East 2.03 PPM & Christmas Lake West 5.2 PPM/Noel 7.4 PPM/Holly 22.8 PPM. Anything below 125 **P**arts **P**er **M**illions is considered safe
- Rec Center had a major electrical upgrade – outlets placed on separate breakers to prevent overloading.

ACTION ITEMS

CLV Annual Yard Sale Maps

Larry Ball made a motion to let the CLV Garden Club sell the maps at the 2019 Annual Yard Sale.

Lisa Gengelbach seconded the motion

All in Favor 8 to 0.

OLD BUSINESS

G Dock – Chris Ambs & Bill Conrad recently looked at the docks – they are not unsafe, but they will need to be replaced in the near future.

The Docks will stay as they are and the slip owners will not lose their space.

Bill will get with Chris & Dan, get an update on G Dock and then come up with a real assessment plan for the future of G Dock.

NEW BUSINESS

Update Committees – Chairperson of each committee needs to get with Chris and let him know of members that would like to be a part of each committee.

COMITTEE REPORTS:

- **Business Planning** – Mark Evans – No report
- **Rules & Regulations** – Larry Ball/Rick Humerickhouse – Would like to have the contact information for our boat patrol.
- **Parks & Rec** – Larry Loucka – Wants to reserve a date at the Rec Center for a meeting
- **Nominating/Election** – Charles Tomey – No Report
- **By-Laws & C & R's** – Lisa Gengelbach – No report

Larry Loucka made a motion to adjourn.

Rick Humerickhouse seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 6:25 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties