

Christmas Lake Village
Board of Directors
8/8/17

**SPECIAL MEETING
Storage Area behind
Maintenance Barn**

Pending Approval at August 10, 2017 Meeting

The meeting was called to order by President Don Vogel at 6:03 PM and noted that a quorum was present.

Directors present were Don Vogel, Mark Evans, Robert Alvey, Jonathan Darling, Bruce Tesch (called in), Brian Greulich, Lisa Gengelbach and Fred Kanzler.

Ryan Flannagan was absent.

There were (3) Association Members in attendance.

Don Vogel started the meeting by stating that the single item for review was to discuss and decide if CLV has an interest in purchasing a tract of land behind our current maintenance barn.

The Town President, John Bowen, gave us information on the notice of sale that will be advertised in the county papers this week. The Board Members had a copy of the information and a picture of the tract that was copied from the Spencer County GIS.

The tract of land is 2.3 acres.

One concern on the Notice of Sale is that the offers will be open on September 11 and that the town MAY determine to sell the property to the highest & best offeror at any time on or after such date. The Town may reject all offers and may permit an offeror to raise the offer between September 11, 2017 & until December 31, 2017 after giving written notice of that action to the other offerors.

Don Vogel spoke with the John Bowen, Town President, about the above statement. John thinks the statement is clear. Don noted that the statement is “iffy” and the way this is being handled is questionable.

We have (3) options available to CLV:

1. We have been offered the opportunity to rent the barn on the Heiney property on Kaspar Drive. It is currently owned by Kara Hinshaw.
2. The Hanning property - option to develop. Expensive & visible to all traffic.
3. Purchase the property for sale. Appraised at \$4400/acre.

Would we continue to rent out spaces? Currently, spaces are being rented for \$75/year.

CLV needs to update and expand the Maintenance Barn.

Robert Alvey made a motion to approve a bid of up to \$100,000 with a minimum bid of \$1.00.

Fred Kanzler seconded the motion.

Lisa Gengelbach wants to know how we are going to stay on this action plan. What are we going to use this property for? How are we going to communicate to the members about the money spent and how the property is going to be used?

Robert Alvey asked what is the benefit of owning this property? Chris Ambs, Property Manager explained there would be a substantial cost savings of Maintenance expansion at the current location. If we would want build a Maintenance facility at the Hanning property, the prep work alone would cost \$60,000 - \$70,000.

Lisa Gengelbach wants to make sure we stay with our action plan, communicate, and stay fiscally responsible.

Robert Alvey amended his motion to approve a bid up to \$150,000 with a \$1.00 minimum bid.

Jonathan Darling seconded the motion.

All in Favor 7 to 0.

Robert Alvey made a motion to adjourn the meeting. Lisa Gengelbach seconded the motion.

Vote in Favor 7 to 0.

Meeting adjourned at 6:22PM.
Respectfully submitted

Julie Benningfield
Office Manager
Christmas Lake Properties