

Christmas Lake Village
Board of Directors
Monthly Meeting
3/10/22

Pending Approval at April 14, 2022 Meeting

The meeting was called to order by Don Vogel and noted that a quorum was present.

Directors present were Don Vogel, Rick Humerickhouse, Mark Evans, Marlene Elliott, Matthew Benningfield, Seth Yates, Lisa Gengelbach & Todd Grundhoefer.

CJ Stidham was absent

There were (8) Association Members in attendance and (6) Association Members in attendance via ZOOM.

MEMBER'S FORUM

Jaqueline Patterson – was in attendance for her daughter, Brittany Hutslar, to ask permission to create a community garden in the vacant lot next to her home.

Don stated that we would address this issue in New Business later in the meeting.

TOWN COUNCIL UPDATE

- Rezoning 30+ acres on the east side of Hwy 162 across from Holiday World employee parking lot for future expansion by Holiday World
- There are (3) pump stations in CLV that will be getting major improvements
- Approved bids for new water tower next to Maintenance Barn

READING OF MINUTES

Rick Humerickhouse made a motion to approve the February Monthly Meeting Minutes

The motion was seconded by Lisa Gengelbach

Vote in Favor 7 to 0

TREASURER’S REPORT

Mark Evans read the Treasurer’s Report for month ending February 2022:

Current YTD Income: \$ 764,666
YTD Expenses: \$ 118,366
Current Net Income: \$ 646,300

Monies on Hand: \$ 727,281.07
Dock Account: \$ 41,064.56
Storage Account: \$ 25,470.53
Capital Improvement: \$ 10,000.00

Investment Update:

February Reserves \$460,939.64
January Reserves \$466,682.83

The Reserve account saw a decrease of \$5,743.19 from January to February 2022.

Todd Grundhoefer made a motion to accept the February Treasurer’s Report

Lisa Gengelbach seconded the motion

Vote in Favor 7 to 0

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for February 2022.

Prior year assessments collected for the month of February 2022: \$446.72

Total Collected for 2022 - \$ 1,496.63
Budgeted Assumption for 2022 - \$ 6,885.00

MANAGER'S REPORT

- There are approximately 7 homes for sale in CLV
- There are 24 open construction permits
- CLV Website almost ready to launch
- New Tractor scheduled for delivery next week
- Overflow work required on Lake Holly to repair sink hole
- Entrance fountain is up and running
- Spring limb collection campaign to kick off on April 2
- Lake stocked with Red Ear & Flat Head minnows

NEW BUSINESS

Vegetable Gardens – there is an old rumor that you can't have a garden. There is nothing in our rules/C & R's that state you can't do this. We don't see anything that will restrict the community doing a garden on a vacant lot.

Lisa Gengelbach asked about the need for a community garden since we now know that members can have their own garden. Members can take care of their own garden and share the extra with other members.

Daylight Savings Time - Move clocks forward 1 hour this Saturday night

Town of Santa Claus – There was a miscellaneous \$.35 charge on customers who use auto pay for their water bill. This was in error and will be reversed prior to the next billing

Tennis Courts – Don is going to have Chris call several paving companies and get quotes for what it will cost for us to repair the tennis courts. The drainage needs to be fixed and the surfaces replaced. We will follow up at the April meeting to review if we can have the money, because this was not budgeted for 2022

ACTION ITEMS

N/A

OLD BUSINESS

N/A

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – no report
- **Rules & Regulations** –Marlene Elliott – no report
- **Nominating**– CJ Stidham – absent – Second official announcement of the June 2022 Election – Don Vogel currently only applicant
- **Additions & Revisions** Committee
- **Events** – Lisa Gengelbach – Lisa reviewed upcoming events:
 1. Euchre Tourney – last one scheduled for March 25
 2. Yoga – beginning April 2 for (8) Saturday morning sessions
 3. Easter Extravaganza – April 9
 4. Bike & Pet Parade – date TBD
 5. Adult Social – June – date TBD
 6. Boat Parade – July – date TBD

Todd Grundhoefer gave a golf course update – New chef – specials throughout the week. Working on the development for new housing and waiting on the attorney for the paperwork finalizing the 13th Subdivision.

Todd Grundhoefer made a motion to adjourn

Mark Evans seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 6:35 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties