

Christmas Lake Village
Board of Directors
Monthly Meeting
8/11/22

Pending Approval at September 8, 2022 Meeting

The meeting was called to order by Marlene Elliott and noted that a quorum was present.

Directors present were Mark Evans, Marlene Elliott, Grayson Goodness, CJ Stidham, Todd Grundhoefer, Seth Yates & Lisa Gengelbach.

There were (27) Association Members in attendance and (8) Association Members in attendance via ZOOM.

SPECIAL ELECTION

The following 6 members applied for the (2) board seats that were currently open:

Cole Battaglia
Sherra Culbertson
Kim Harmon
Steve McClure
Sara Songer
Jeff Stillman
Brian Warren

After a brief recess, the board elected the following 2 members to fill the 2 open seats:

Cole Battaglia – Will hold this position until June 2025
Steve McClure – Will hold this position until June 2023

The President of the board will be Grayson Goodness & the Vice-President will be Lisa Gengelbach

MEMBER'S FORUM

Gerald Malek – Handed out photos and spoke to the board concerning the floating dock and stated he wanted to appeal the decision of the Architectural Committee concerning this issue. He wanted to know how it was approved without it being a permanent structure.

Tim Gries – Complained to the board about the parking pad that was built on his neighbor's property. It is an eyesore and the concrete blocks have already moved in the

last 30 days. He also complained about the number of vehicles on his property and the lean-to on his shed.

Josh Aders – A neighbor has been complaining about his music being too loud and his garage lights being too bright. Several board members have driven by and never heard the loud music. Grayson also commented that without having a decibel meter, we can't regulate this. Neighbors need to get along and try to have empathy for your neighbors.

Brittany & Scott Hutsler – Talked to the board about their missing daughter and placing flyers & banners on CLV common property.

READING OF MINUTES

Lisa Gengelbach made a motion to approve the July Monthly Meeting Minutes

CJ Stidham seconded the motion

Vote in Favor 8 to 0

TREASURER'S REPORT

Mark Evans read the Treasurer's Report for the month of July 2022:

Current YTD Income:	\$ 931,042
YTD Expenses:	\$ 480,869
Current Net Income:	\$ 450,173
Monies on Hand:	\$ 480,789.73
Dock Account:	\$ 59,842.56
Storage Account:	\$ 30,195.87
Capital Improvement:	\$ 500.00

Investment Update:

June Reserves	\$437,087.76
July Reserves	\$455,668.26

The Reserve account saw an increase of \$18,580.50 from June to July 2022.

CJ Stidham made a motion to accept the Treasurer Report

Marlene Elliott seconded the motion

Vote in Favor 8 to 0

DELINQUENCY REPORT

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

Prior year assessments collected for the months of July 2022: \$ 27.54

Total Collected for 2022 - \$ 2299.00

Budgeted Assumption for 2022 - \$ 6,885.00

MANAGER'S REPORT

- There are approximately 8 homes for sale in CLV
- There are 57 open construction permits
- Holiday World buses to start picking up & dropping off workers who live in CLV
- Storage/Maintenance gate is currently open. Town of Santa Claus replacing small water tower at the Maintenance Area
- Delinquent Accounts: Privileges will be suspended on Monday, 8/15/22 – this includes gate cards
- Gate cards are only deactivated for abuse & non-payment
- New part-time maintenance employee has been hired
- 2 new gate attendants have been hired
- Commonwealth Engineers to start dam inspection on Friday, 8/12/22
- H & R Aluminum will be assessing A & B docks
- Christmas Lake Village entrance sign was hit by lightning. Weyer Electric will be repairing & upgrading lights to LED
- Solar lights have been attached to top of all buoys on Christmas Lake
- Working on 2023 budget – any input appreciated

NEW BUSINESS

- America's Christmas Hometown Committee is requesting the use of 4 picnic tables for parade weekend – they will be set up around food trucks

CJ Stidham made a motion to let the Committee use the tables for the parade weekend

Lisa Gengelbach seconded the motion

All in Favor 8 to 0

ACTION ITEMS

- Received request to change October monthly meeting from 10/13 to 10/12

Mark Evans made a motion to change the October meeting to Wednesday, October 12.

Todd Grundhoefer seconded the motion

All in Favor 8 to 0

- CLV Road Inventory Repair – Grayson will be meeting with board members after the meeting for discussion concerning road paving and then meet with Chris on Friday morning to finalize

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – no report
- **Rules & Regulations** –Marlene Elliott – Reviewed changes to the following rules: 1) **Donder Storage** – removed #8 – Member should have daylight access due to limited lighting. Lisa Gengelbach made a motion to approve the Donder Storage changes. Mark Evans seconded the motion. All in Favor 8 to 0.
2) **Architectural Building Rules** – Pg 5 – All driveway & parking pads must be made of bituminous, asphalt or concrete – removed dustproof. Todd Grundhoefer made a motion to approve Pg 5 change. Seth Yates seconded the motion. All in Favor 8 to 0. Pg 10 – added complete by dates determined by board at time of review/approval. CJ Stidham made a motion to approve Pg 10 change. Grayson Goodness seconded the motion. All in Favor 8 to 0.
3) **Fines & Penalties** – Golf cart fines & Lake fines were added. CJ Stidham made a motion to approve the additional fines. Seth Yates seconded the motion. All in Favor 8 to 0.
- **Nominating**– CJ Stidham –welcomed new board members. He also reminded those member not chosen, that they can run again. We will start taking applications in January for the Annual election in June 2023.
- **Additions & Revisions** – no report
- **Events** – Lisa Gengelbach – Gave a rundown of all upcoming events. She also talked about the Summer Picnic and what a success it was. Lisa received a round of applause for the success of the picnic.

Upcoming events:

Sept 17 – Yard Sale

Oct 29 – Halloween Party

Nov 9 – Veteran’s Potluck

Dec 10 & 11 – FOL

Lisa discussed the partnership with Key Associates. The sale of the merchandise will benefit CLV Events & Yellig Park. Visit the CLV Events FB page to learn more.

Lisa has also been in contact with a lighting company regarding members that may need assistance decoating with Christmas lights. There is a \$225 minimum charge. The company will put the lights up and take them down. The lights will remain up for 1 month. Costs will vary depending on what the customer wants.

- **Golf Course** – Todd Grundhoefer let everyone know that they are open 7 days a week. Lunch & Dinner is still available 7 days a week. Looking for part-time help.

Marlene Elliott made a motion to adjourn

Lisa Gengelbach seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 7:40 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties