

Christmas Lake Village
Board of Directors
Monthly Meeting
7/14/22

Pending Approval at August 11, 2022 Meeting

The meeting was called to order by Mark Evans and noted that a quorum was present.

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

Don Vogel was absent & Matt Benningfield resigned.

There were (11) Association Members in attendance and (8) Association Members in attendance via ZOOM.

MEMBER'S FORUM

Jeff Stillman – Asked for help from the Board. He has a drainage issue from the neighbor across the street. It is bringing dirt with the rainwater and filling up his ditch and leaving mud on his driveway.

Chris stated he will contact the member and give him 30 days to remedy the issue.

Gerald Malek – Complained about the dock on lake Holly. It's a 12 x 5 skid. He said he has been trying to have it removed since December and nothing has been done.

Chris told Mr. Malek that he would contact the owner.

READING OF MINUTES

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

CJ Stidham seconded the motion

Vote in Favor 6 to 0

TREASURER'S REPORT

Mark Evans read the Treasurer's Report for the months of May & June 2022:

May 2022:

Current YTD Income:	\$ 868,213
YTD Expenses:	\$ 372,952
Current Net Income:	\$ 495,261

Monies on Hand:	\$ 540,647.80
Dock Account:	\$ 58,942.56
Storage Account:	\$ 28,329.07
Capital Improvement:	\$ 500.00

June 2022:

Current YTD Income:	\$ 879,641
YTD Expenses:	\$ 431,630
Current Net Income:	\$ 431,630

Monies on Hand:	\$ 485,080.04
Dock Account:	\$ 59,392.56
Storage Account:	\$ 28,329.07
Capital Improvement:	\$ 500.00

Investment Update:

April Reserves	\$455,266.47
May Reserves	\$458,058.56
June Reserves	\$437,087.76

The Reserve account saw a decrease of \$18,178.71 from April to June 2022.

CJ Stidham made a motion to accept the Treasurer Report

Todd Grundhoefer seconded the motion

Vote in Favor 6 to 0

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for May & June 2022.

Prior year assessments collected for the months of May & June 2022: \$ 98.32

Total Collected for 2022 - \$ 2,271.00

Budgeted Assumption for 2022 - \$ 6,885.00

MANAGER'S REPORT

- There are approximately 11 homes for sale in CLV
- There are 57 open construction permits
- Received report of fuel being stolen from boats at B Dock. SCPD has stepped up patrols
- 2022 Road Inventory under way
- Vandalism at Rec Center Beach Men's bathroom
- Broom & bucket on dive platform lasted 1 day
- Gate Attendant needed

NEW BUSINESS

1. Special Election Announcement – Matt Benningfield has resigned. We will hold a Special Election at the next meeting.

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 –noted the Special Election that will take place at the August meeting
- **Additions & Revisions** – no report
- **Events** – Lisa Gengelbach – Gave a rundown of all upcoming events.

Upcoming events:

Aug 7 – Summer Picnic
Sept 17 – Yard Sale
Oct 29 – Halloween Party
Nov 9 – Veteran’s Potluck
Dec 10 & 11 – FOL

Lisa has also been in contact with a lighting company in regards to helping members with Christmas lights

- **Golf Course** – Todd let the board know that they are still working on the 13th Subdivision transfer

Before the meeting concluded, Lisa Gengelbach brought an item to the Board’s attention. She has received a report from several members that water was being taken from the lake by another member. The Board asked Chris to take immediate action on this issue.

CJ Stidham made a motion to adjourn

Marlene Elliott seconded the motion

All in Favor 6 to 0.

Meeting adjourned at 6:41 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties