

Christmas Lake Village
Board of Directors
Monthly Meeting
09/08/22

Pending Approval at October 13, 2022 Meeting

The meeting was called to order by Grayson Goodness and noted that a quorum was present.

Marlene Elliott conducted roll call. Directors present: Mark Evans, Marlene Elliott, Grayson Goodness, CJ Stidham, Cole Battaglia & Lisa Gengelbach.

Absent members: Todd Grundhoefer, Steve McClure & Seth Yates

There were (17) Association Members in attendance and (14) Association Members in attendance via ZOOM.

MEMBER'S FORUM

Dennis & Sharon Carson - Sharon started by thanking the board for what they do. She voiced her concern over the sewer line around Lake Holly. The lines are deteriorating. Dennis also spoke about the blue-green algae, how bad it is, and it seems to be getting worse. He stated the individual we have taking care of our lakes is not doing his job. Dennis also brought up a man dumping debris in Lake Holly. The Carson's want to know the timeline of when the sewer lines will be replaced.

Chris stated he was sympathetic to all members who live around Lake Holly. Chris also stated he would contact Russ about the sewer lines on Friday. Chris also talked about the individual dumping debris in Lake Holly. He is a member of the Fishing Advisory Committee. Chris told him that he should not be doing this on his own. He will not do this again, unless there is a supervised event that the whole committee is doing.

We will have Kurt Cooper attend the October meeting to give us more information.

Ryan Oeding – Ryan stated he is the Carson's neighbor on Lake Holly. He is asking that we get another contractor to work on our lakes – someone that specializes in blue-green algae. Ryan also asked for clarification on his property.

Grayson explained that areas around the lake are labeled "Exclusive" or "Common". The area where Ryan's house is located is labeled "Common".

Chris noted that all the CLV Plot Maps are available for viewing at the gatehouse.

Lynn McDowell – Lynn started a dog grooming business. Most of her customers are CLV members. She is working on getting a business started outside of CLV. This will allow her to serve anyone who needs her services. Grayson recommended to the Board that we table this issue and will call an Executive Meeting to review this issue and several others that the Board has been made aware of.

Rick Deskins – Battling erosion and drainage issues on Chestnut by the Fire. The issues began in September 2021 when Kerstiens cleared the lots and began to build a house. In March 2022 we received our first big rain, and the erosion began. He went on to talk about all the rains and flooding he has been dealing with since all this construction began. His frustration is that the Architectural Committee is charged with drainage plans. They are to be done by an accredited company. After a lot of discussion from the Board and members, Grayson recommended this issue also be tabled and discussed at the Executive Meeting. Grayson did promise that at the next Board meeting we would have an action plan and that we've contacted the owner stating he has so many days to respond.

READING OF MINUTES

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

Marlene Elliott seconded the motion

Vote in Favor 5 to 0

TREASURER'S REPORT

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

Current YTD Income:	\$ 630,629
YTD Expenses:	\$ 539,467
Current Net Income:	\$ 421,162
Monies on Hand:	\$ 445,778.68
Dock Account:	\$ 60,292.56
Storage Account:	\$ 30,895.95
Capital Improvement:	\$ 500.00

Investment Update:

August Reserves	\$455,343.48
July Reserves	\$455,668.26

The Reserve account saw a decrease of \$324.78 from July to August 2022.

Marlene Elliott made a motion to accept the Treasurer Report

Cole Battaglia seconded the motion

Vote in Favor 5 to 0

DELINQUENCY REPORT

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

Prior year assessments collected for the months of August 2022: \$ 217.52

Total Collected for 2022 - \$ 2516.57

Budgeted Assumption for 2022 - \$ 6,885.00

MANAGER'S REPORT

- There are approximately 9 homes for sale in CLV
- There are 41 open construction permits
- Storm damage – chipper has been out collecting limbs
- Drainage issues – Chestnut by the Fire, Snowball & Balthazar, and Freeman's on Balthazar
- Mum sale – Friday, September 9 at the Gatehouse
- 2023 Budget – input needed as soon as possible. Budget & Finance Committee needs to meet prior to October 12 Board Meeting
- Yard Sale – September 17 – gates open 7 AM to 3 PM. We are encouraging all to self -advertise

NEW BUSINESS

- **Kim Fink** – requested a new dock on the north finger of Lake Holly. This is labeled “Exclusive” property. The request was denied by the Architectural Committee. After much discussion, it was decided to table this issue until the next meeting.

ACTION ITEMS

- Approval needed for Fifth Third authorized traders for CLV Reserve accounts. Grayson Goodness – President & Mark Evans – Treasurer

CJ Stidham made a motion to approve Grayson & Mark as authorized traders.

Marlene Elliott seconded the motion.

Vote in Favor 5 to 0

- Holly Dam Repair – Grayson reviewed the inspection that was recently completed on all 3 lakes. Lake Holly is eroding, and because of Federal & State guidelines, we can't put off repairing the problems. We have been told that the repairs could cost upwards to \$100,000.

OLD BUSINESS

N/A

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – will schedule Budget meeting
- **Rules & Regulations** –Marlene Elliott – Reviewed changes to the following rules: 1) **Trash Rule** – Updated the name of the Trash Company. Lisa Gengelbach made a motion to approve the Trash rule changes. Cole Battaglia seconded the motion. All in Favor 5 to 0.
2) **Proximity Gate Pass Rule** – Updated the rule to remove the Extended Reach passes. The cards are no longer available. CJ Stidham made a motion to approve the Gate Pass change. Cole Battaglia seconded the motion. All in Favor 5 to 0.
3) **Lake Rule** – Added the photo/measurement of boat length. CJ Stidham made a motion to approve the addition to the Lake Rule. Cole Battaglia seconded the motion. All in Favor 5 to 0.
- **Nominating**– CJ Stidham –no report
- **Additions & Revisions** – no report

- **Events** – Lisa Gengelbach – Gave a rundown of all upcoming events.

Upcoming events:

Sept 17 – Yard Sale

Oct 29 – Halloween Party

Nov 9 – Veteran’s Potluck

Dec 10 & 11 – FOL

Mark Evans made a motion to adjourn

CJ Stidham seconded the motion

All in Favor 5 to 0.

Meeting adjourned at 7:34 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties