

Christmas Lake Village  
Board of Directors  
Monthly Meeting  
10/12/22

**Pending Approval at November 10, 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, Seth Yates & Todd Grundhoefer

Steve McClure was present via ZOOM

There were (25) Association Members in attendance and (18) Association Members in attendance via ZOOM.

**MEMBER'S FORUM**

**Drew Flamion -Commonwealth Engineers** – Drew presented information on the conditions of all 3 lakes and the condition of Holly dam. During the recent inspection this year, his team detected changes in the downstream embankment. The spillway pipe has internal erosion and water is flowing through the exterior of the pipe. This causes a higher risk associated with the loss of the embankment. Drew made sure to emphasize that this is a **slow** leak. The drains are leaking mud. This does cause a risk to downstream owners, and we want to reduce the risk. The first step of Drew's team was to call DNR. Since the dam is 50+ years old, there has been changes in codes. It was decided best for CLV to request a permit. When the permit is requested, another engineer will be here to evaluate dam and do analysis. Survey work will be conducted after this evaluation. For the short-term Drew stated the following will happen: The permit process will take 6 months. The Dept of Homeland Security has been notified. The Spencer County EMA has been notified. An email has been sent out to all CLV members. Meeting with contractors to lower water level, which will in turn lower the risk of a breach. This will take place in the next 2 weeks and lower the lake 10-12 feet. It will take 30-35 days to lower the lake. For the long term, the engineers will initiate designs, submit permit and construction should begin in late spring, early summer.

Per Chris: All members around Lake Holly have received a phone call and a registered letter. Warning signs have also been placed around Lake Holly.

**Kurt Cooper – Coop’s Lake Solutions** – Kurt was in attendance to give an update on the condition of the lakes. He stated he began working on the lakes November 1, 2021. He reviewed all the lakes, stating the size of each lake in CLV.

Lake Holly – 12 acres  
Lake Noel – 20 acres  
Christmas Lake – 200 acres

Kurt started working in the spillways with Aquatic Control. Alum is the #1 product to clean the water. He understands the problem with blue-green algae. It originates from the mud which gets contaminated. When reviewing the Lake Survey reports, it was noted that the PH level on Christmas Lake was immaculate. He started at the inlets – anywhere the water was coming into the big lake – the fountain, main marina, etc. He took mud samples to Aquatic Control. The PH levels were off when he tested the water at the inlets. The rip rap around the lake is in good condition and it helps clean the water as it runs over it. The rip rap at the inlets is not doing its’ job. He started putting product at the inlets to help with the PH levels. Lake Holly is currently getting ready to be drained. This is the opportunity for him to get minerals down in the mud and it will have a nice swimming pool look to it instead of the muddy look it has now. Lake Noel has a limited problem with the algae, and he is using hydrogen peroxide to treat the Lake. He also noted that this chemical is safe for the fish.

**Ryan Oeding** –Ryan had several questions for the board. He brought up the cracks on the tennis court & basketball court. 1) Any timeframe on when these courts will be repaired? Grayson told Ryan that we are aware of the problems. 2) Will CLV be working around the shoreline of Lake Holly while the water is lowered? Chris said that we are going to make attempts to clean up the shoreline. We can’t afford for Lake Holly to be dredged. Chris also stated that all members around Lake Holly should take advantage of this to do work around their property. 3) Will the members around Lake Holly be compensated for not being able to use Lake Holly? Grayson answered ‘No,’ and Lisa stated that there are (2) other lakes that all members can use while Lake Holly is being worked on.

### **READING OF MINUTES**

Marlene Elliott made a motion to approve the September Monthly Meeting Minutes

CJ Stidham seconded the motion

Vote in Favor 7 to 0

**TREASURER’S REPORT**

Mark Evans read the Treasurer’s Report for the month of September 2022:

|                     |            |
|---------------------|------------|
| Current YTD Income: | \$ 976,488 |
| YTD Expenses:       | \$ 607,322 |
| Current Net Income: | \$ 369,166 |

|                      |               |
|----------------------|---------------|
| Monies on Hand:      | \$ 385,547.86 |
| Dock Account:        | \$ 60,517.56  |
| Storage Account:     | \$ 34,754.29  |
| Capital Improvement: | \$ 500.00     |

**Investment Update:**

|                    |              |
|--------------------|--------------|
| September Reserves | \$421,683.73 |
| August Reserves    | \$455,343.48 |

The Reserve account saw a decrease of \$33,659.75 from August to September 2022.

CJ Stidham made a motion to accept the Treasurer Report

Seth Yates seconded the motion

Vote in Favor 7 to 0

**DELINQUENCY REPORT**

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

Prior year assessments collected for the month of September 2022: \$ 323.86

Total Collected for 2022 - \$ 2,840.43  
Budgeted Assumption for 2022 - \$ 6,885.00

## MANAGER'S REPORT

- There are approximately 9 homes for sale in CLV
- There are 32 open construction permits
- Entrance lights update – waiting on transformer
- 2022 Yard Sale – car count – 1,143. 89 members on the map
- New swing set installed at Polar Park
- Overlook storage invoices to be mailed November 1
- Chipping campaign has kicked off – will run all month
- Lake Holly – members downstream all contacted. Members around Lake Holly all contacted, registered letters drafted by lawyer sent and signs placed in their yards
- Gate Card Abuse – All cards associated with account will receive same penalty
- Electricom – back in CLV on S. Melchior and replacing underground cable the next few months
- **Setting the Record Straight:** recent post on Next-door about “Yard Sale Items left in Yard” 3 days after. When member was contacted, very hostile and combative, stated he had a job unlike everyone else in CLV and is too busy to clean up. Then stated, “it rained on Monday and the yard was too wet”, then he asked, “what will happen if he doesn’t clean it up”. **Nothing was mentioned of a family emergency.** Member entered office on 9/22/22 threatening lawsuit referencing he has 15 days to clean up (confusing junk vehicle policy), additionally, he threatened to lodge eyesore complaints on every member that leaves Christmas decorations out past December 26, as it offends him because he is Atheist. After a long conversation, member admitted he only acted out because he was upset that someone was telling him what to do in his home, at no point in any of conversation was I ever rude, office staff willing to write statements to the fact. He finished by telling me that he will talk with his wife to take the post down - It is still up.

## NEW BUSINESS

- N/A

## ACTION ITEMS

- N/A

## **OLD BUSINESS**

Kim Fink Dock – We had Brosmer Surveying to complete and stake the property lines for the placement of Kim’s dock and for those who want to construct a dock in the future.

Mark made a motion to approve the dock placement.

Cole Battaglia seconded the motion. CJ Stidham abstained.

All in favor 6 to 0

## **COMMITTEE REPORTS:**

- **Budget & Assessment** – Mark Evans – Reviewed budget highlights. 2023 Assessment will be \$481.00 an increase of 4.8%. This increase includes Holly Dam repair, new Maintenance Truck, Zero-turn mower, new AC for gatehouse & Server upgrades in the office. Marlene Elliott made a motion to approve the 2023 Budget. Lisa Gengelbach seconded the motion. All in Favor 7 to 0.
- **Rules & Regulations** –Marlene Elliott – No Report
- **Nominating**– CJ Stidham – No report
- **Additions & Revisions** – No report
- **Golf Course** – Todd Grundhoefer – Todd mentioned there would be a local Red & Gold tourney this weekend. Golf scramble in near future for Veterans
- **Events Committee** – Lisa Gengelbach

Oct 29 – Halloween Party

Nov 9 – Veteran’s Potluck

Dec 10 & 11 – FOL

Grayson addressed the Chestnut by the Fire drainage. He applauded Chris & the Maintenance crew for their work. He then stated that CLV Architectural Board will be following the rule stating that the drainage plan must come from an accredited engineering firm for new home construction to prevent these issues in the future.

Todd Grundhoefer made a motion to adjourn

Cole Battaglia seconded the motion

All in Favor 5 to 0.

Meeting adjourned at 7:25 PM

Respectfully submitted

Julie Benningfield  
Assistant Property Manager  
Christmas Lake Properties