

Christmas Lake Village  
Board of Directors  
Monthly Meeting  
11/10/22

**Pending Approval at December 8, 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 absent

There were (8) Association Members in attendance and (14) Association Members in attendance via ZOOM.

**MEMBER'S FORUM**

N/A

**READING OF MINUTES**

CJ Stidham made a motion to approve the October Monthly Meeting Minutes

Mark Evans seconded the motion

Vote in Favor 7 to 0

**TREASURER'S REPORT**

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

|                      |               |
|----------------------|---------------|
| Current YTD Income:  | \$ 993,867    |
| YTD Expenses:        | \$ 673,554    |
| Current Net Income:  | \$ 320,313    |
| Monies on Hand:      | \$ 333,475.76 |
| Dock Account:        | \$ 60,517.56  |
| Storage Account:     | \$ 38,745.95  |
| Capital Improvement: | \$ 500.00     |

**Investment Update:**

|                    |              |
|--------------------|--------------|
| October Reserves   | \$436,944.57 |
| September Reserves | \$421,683.48 |

The Reserve account saw an increase of \$15,261.09 from September to October 2022.

Lisa Gengelbach made a motion to accept the Treasurer Report

Marlene Elliott seconded the motion

Vote in Favor 7 to 0

**DELINQUENCY REPORT**

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

Prior year assessments collected for the month of October 2022: \$ 132.12

Total Collected for 2022 - \$ 2,972.55  
 Budgeted Assumption for 2022 - \$ 6,885.00

**MANAGER’S REPORT**

- There are approximately 6 homes for sale in CLV
- There are 30 open construction permits
- Entrance lights update – waiting on transformer (on backorder)
- Leaf Collection will run as long as weather permits
- Front Entrance Poles wrapped & striped
- Christmas Decorating has started
- Lake Holly draw down has started

## NEW BUSINESS

- Real Estate Agents are having trouble calling in clients/contractors/inspectors for houses on the market when still occupied by members. Chris explained how the gate attendant handles the situation: Gate attendant calls the member living in home that is on the market and asks for permission to let guest in that pertains to sale of home.
- Festival of Lights – Business sponsored decoration displays – Lisa discussed Key Associates donating \$1000 to CLV for Christmas display and Key would then place a sign stating the sponsor of the display. Key Associates goal is to make the Festival of Lights better.

## ACTION ITEMS

- N/A

## OLD BUSINESS

- Lake Holly Update – Grayson mentioned the contract copy with Commonwealth Engineers that the Board had a copy of and reviewed the chance of getting the “high-risk” designation removed from both Holly & Noel. Going into the future, this would reduce the monetary output we would have to expend. It is not a 100% deal that this could be removed. It was decided that nothing would be agreed upon tonight and table the subject until next month.
- “A” Dock Repair – A Dock is the worst dock on the south side of CLV Lake. Suggestions of temporary patching and blocking off the end of the dock for safety.

## COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – No Report
- **Rules & Regulations** –Marlene Elliott – Rules revised: **Lake Rule**: Added a \$35 registration fee to be paid each calendar year prior to launching watercraft on CLV lakes.

CJ Stidham made a motion to add the registration fee

Mark Evans seconded the motion

All in Favor 7 to 0

**Fines:** This update addresses the fine for the abuse of a CLV employee. The committee would like to increase the fine to \$100 – up to \$1000. This will be directed by tangible evidence of video or a person witnessing. The fine amount would be determined by the Board of Directors. There was a lot of discussion

regarding what determines abuse, how do you assess the fine, only assess a fine if the SCPD is called, will it help deter abuse? It was decided to table this issue until next month's meeting. **Cat & Dog Rule:** Part of this rule comes directly from the C & R's: "Each homeowner is permitted to have 2 cats and/or 2 dogs. We have added "cats must be under control of owner at all times by leash, pen or other confinement means. Cats or dogs may not be permitted to wander through the development. A fine of \$25 per occurrence will be issued to those members who are non-compliant. Chris stated we are trying to enforce discipline on pet owners and make them more responsible. CLV and Spencer County do not have animal control.

Lisa Gengelbach made a motion to approve the rule change

Cole Battaglia seconded the motion

All in Favor 7 to 0

- **Nominating**– CJ Stidham – No report
- **Additions & Revisions** – No report
- **Golf Course** – Todd Grundhoefer – No report
- **Events Committee** – Lisa Gengelbach

Nov 9 – Veteran's Potluck

Dec 10 & 11 – FOL

Jan 2023 – Chili Cook-off

Key Associates is selling T-shirts. You can see a sample at the Gatehouse. The proceeds will go to Yellig Park & CLV Events.

CJ Stidham made a motion to go ahead with the selling of shirts

Seth Yates seconded the motion.

All in Favor 7 to 0

It was brought to the Board's attention that a board member has not been in attendance recently at the board meetings. He was in attendance via Zoom at last month's meeting. The By-Laws does allow for a board member to be present via Zoom.

Lisa Gengelbach made a motion to adjourn

CJ Stidham seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 7:25 PM

Respectfully submitted  
Julie Benningfield  
Assistant Property Manager  
Christmas Lake Properties