

Christmas Lake Village  
Board of Directors  
Monthly Meeting  
12/8/22

**Pending Approval at January 12, 2023 Meeting**

The meeting was called to order by Lisa Gengelbach and noted that a quorum was present.

Marlene Elliott conducted roll call. Directors present: Mark Evans, Marlene Elliott, Cole Battaglia, Lisa Gengelbach, Seth Yates. Todd Grundhoefer & Steve McClure.

CJ Stidham was absent

There were (12) Association Members in attendance and (11) Association Members in attendance via ZOOM.

**SPECIAL ELECTION**

The following 4 members applied for the (1) board position that is currently open:

Sherra Culbertson  
Kim Harmon  
Ryan Oeding  
Rachael Siboni

After a brief recess, the board elected the following Rachael Siboni to fill the open seat

**MEMBER'S FORUM**

Tom Zuzzio – Addressed the board expressing his objection to the \$35 Boat Registration Fee that is being implemented in 2023. He feels that boat owners are being singled out. Marlene explained that the additional fee will be used for upkeep of the lakes.

The Board stated that the issue would be discussed.

**READING OF MINUTES**

Mark Evans made a motion to approve the November Monthly Meeting Minutes

Seth Yates seconded the motion

Vote in Favor 7 to 0

**TREASURER’S REPORT**

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

Current YTD Income:	\$ 1,032,074
YTD Expenses:	\$ 750,661
Current Net Income:	\$ 281,413
Monies on Hand:	\$ 300,375.01
Dock Account:	\$ 60,517.56
Storage Account:	\$ 57,810.95
Capital Improvement:	\$ 500.00

**Investment Update:**

November Reserves	\$451,100.96
October Reserves	\$436,944.57

The Reserve account saw an increase of \$14,156.39 from October to November 2022.

Steve McClure made a motion to accept the Treasurer Report

Todd Grundhoefer seconded the motion

Vote in Favor 7 to 0

**DELINQUENCY REPORT**

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

Prior year assessments collected for the month of November: \$ 132.76

Total Collected for 2022 - \$ 3,105.31  
 Budgeted Assumption for 2022 - \$ 6,885.00

## MANAGER'S REPORT

- There are approximately 7 homes for sale in CLV
- There are 30 open construction permits
- Entrance lights have been repaired
- Leaf Collection will run as long as weather permits – everyone's patience is appreciated
- Streetlights at Marina have been reported to Centerpoint
- FOL Saturday & Sunday – CASA will collect donations at gate with Santa and the Garden Club greeting guests at Rec Center
- Holly Lake draw down – Commonwealth surveying downstream from Lake Holly

## NEW BUSINESS

- **Road Paving** – Rudolph will not be able to pave designated roads for 2022 due to weather conditions. They will postpone until 2023 and honor the bid of \$142,000.00
- **"A" Dock Replacement** – Dock A has become a safety issue and the end section has been roped off due to safety concerns. Chris has been in touch with Floating Docks for a rebid of replacing Dock A. A replacement bid came in at \$142,658.42. This would increase the dock capacity from 13 slips to 24 slips.

Marlene Elliott made a motion to use allocated paving money to replace A Dock.

Seth Yates seconded the motion.

All in Favor 7 to 0

- **Fish Bed Drop** - A Fishing Advisory member has requested to perform another fish bed drop in Christmas Lake in January. Live Christmas trees will be collected after Christmas to use as habitat for fish breeding. The office will email residents location & drop-off dates.

## ACTION ITEMS

- **Remove former CLV President from Fifth Third Documents** – Since Grayson Goodness resigned from the Board recently, his name needs to be removed from all documents pertaining to Fifth Third Securities

Mark Evans made a motion to remove former CLV Board President Grayson Goodness from all Fifth Third Securities documents.

Steve McClure seconded the motion.

All in Favor 7 to 0

## **OLD BUSINESS**

**13<sup>th</sup> Subdivision Update** – The Board gave an update on the 13<sup>th</sup> Subdivision, including the reading of a letter from CLV Attorney Gloria Rahman. There have been no costs incurred per Bruce Cissna & Todd Grundhoefer since the original transfer motion on January 13, 2022.

Seth Yates made a motion to reverse the original motion made on January 13, 2022

Mark Evans seconded the motion.

All in Favor 5 with 2 abstaining – Todd Grundhoefer & Cole Battaglia

## **COMMITTEE REPORTS:**

- **Budget & Assessment** – Mark Evans – No Report
- **Rules & Regulations** –Marlene Elliott – Working with Architectural Board on updating current rules
- **Nominating**– CJ Stidham – Absent - No report
- **Additions & Revisions** – No report
- **Golf Course** – Todd Grundhoefer – No report
- **Events Committee** – Lisa Gengelbach

Festival of Lights – December 10 & 11 from 5-9 PM  
Jan 8, 2023 – Chili Cook-off – Noon at the Rec Center

Cole Battaglia made a motion to adjourn  
Seth Yates seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 7:05 PM

Respectfully submitted  
Julie Benningfield  
Assistant Property Manager  
Christmas Lake Properties