

Christmas Lake Village  
Board of Directors  
Monthly Meeting  
1/12/23

**Pending Approval at February 9, 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: Lisa Gengelbach, Cole Battaglia, Mark Evans, Marlene Elliott, Rachel Siboni & Todd Grundhoefer

CJ Stidham was absent

There were (9) Association Members in attendance and (12) Association Members in attendance via ZOOM.

**MEMBER'S FORUM**

Kevin Burke – Introduced himself to all in attendance as the new Santa Claus Town Council President and stated he would be attending a lot more meetings. He also wanted to ask the Board to reconsider bringing back the CLV Bank Accounts to Spencer County Bank.

Seth Yates arrived at approximately 6:05 PM

**READING OF MINUTES**

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

Cole Battaglia seconded the motion

Vote in Favor 6 to 0

## **TREASURER'S REPORT**

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

Current YTD Income:	\$ 1,059,946
YTD Expenses:	\$ 976,684
Current Net Income:	\$ 83,262

Monies on Hand:	\$ 387,376.64
Dock Account:	\$ 517.56
Storage Account:	\$ 68,410.95
Capital Improvement:	\$ 500.00

### **Investment Update:**

December Reserves	\$435,380.26
November Reserves	\$451,100.96

The Reserve account saw a decrease of \$15,720.70 from November to December 2022.

Cole Battaglia 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 December 2022.

Prior year assessments collected for the month of December: \$ 400.08

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 27 open construction permits
- Leaf Collection Campaign has closed out
- Fifth Third Bank in Santa Claus to close in March 2023
- "A" Dock to be removed – prepping for new dock – arriving March/April 2023
- FOL – Saturday saw 1200 cars donating \$5000. Sunday saw 500 cars donating \$2500. Santa was a big hit at the Rec Center; keyboard player – not so much

## NEW BUSINESS

- **2023 Festival of Lights Schedule** – President Lisa Gengelbach asked for ideas/suggestions for the 2023 FOL. She suggested CASA run the Rec Center and/or have Food Trucks instead of the Garden Club handing out goodies. Members wanting to volunteer can email Marlene Elliott, President of the Garden Club: [clvgcinfo@gmail.com](mailto:clvgcinfo@gmail.com). Additional restrooms could be set up at Main Marina using porta-potties. It was decided to go back to 2 Saturdays in 2023. The dates will be Dec 9 & Dec 16

## COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – No Report
- **Rules & Regulations** –Marlene Elliott – Revised the Architectural Rules – biggest change is the start time for contractors. Contractors can begin construction at 6:30 AM year round.

Cole Battaglia made a motion to accept the revised Architectural Rules

Mark Evans seconded the motion

All in Favor 6 to 0

- **Nominating**– CJ Stidham – Absent – (1) open position to be filled at February meeting. (3) open positions to be filled at Annual Meeting in June
- **Additions & Revisions** – No report
- **Events Committee** – Lisa Gengelbach  
Chili cook-off – good turnout – we had 7-8 different pots of chili  
Euchre will start soon on the last Friday of the month for the next (3) months at 6 PM

Marlene Elliott made a motion to adjourn  
Seth Yates seconded the motion

All in Favor 6 to 0.

Meeting adjourned at 6:31 PM

Respectfully submitted  
Julie Benningfield  
Assistant Property Manager  
Christmas Lake Properties