

Christmas Lake Village
Board of Directors
Monthly Meeting
2/9/23

Pending Approval at March 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

Seth Yates was absent

There were (20) Association Members in attendance and (15) Association Members in attendance via ZOOM.

SPECIAL ELECTION

There were (5) members running for the special election: Kim Harmon, Lisa Harris, Deanna Hoffman, Ryan Oeding & Jeff Stillman. After the board took a brief recess, they selected Jeff Stillman to fill the position.

UPDATE ON HOLLY DAM

Drew Flamion & Dalton Selvidge with Commonwealth Engineers were in attendance and gave an extensive update on Lake Holly Dam and the other 2 dams.

All (3) CLV Lakes are considered High Hazard. The last dam inspection was in August 2022.

LAKE NOEL: 55 years of age – has developed sink holes near main spillway. Soil erosion by outlet, structural cracks in the intake tower due to freezing & thawing of concrete. This is exposing some of the rebar. In the future, Drew stated that we need to look at doing some repair on the structure. Valve is currently at the bottom of tower to lower lake level. CLV could put in another valve for easier access to lower lake level. It would still be under water at least 15 feet, but at least it wouldn't be at the bottom. The Noel dam, according to the DNR is rated as "Fair." This rating means that there are no known deficiencies that exist under normal loading conditions.

CHRISTMAS LAKE: 56-57 years of age – DNR rated “Fair” in grading. Drew recommended 36’ conduit in the intake tower. He also recommends a video in pipe that runs through spillway. No inspection done to date on pipe. Sink holes present the last 6-8 years have been backfilled with dirt. Loose gates in draw-down valves. Two gates are operational. The 36” gate that isolates pipe through embankment is inoperable. Recommend replacing in case there is a condition underneath the embankment, it can be isolated. CLV has been trying since 2008 to negotiate with property owner to gain permanent access to the actual structure in the primary channel, that way CLV has control and can clear trees from the area. Drew also reviewed the intake structure and how they monitor it. The intake tower, at the initial settlement moved at the very beginning stages. We have been taking measurements every 4 years and monitoring the situation. With the age of the structure and what has happened at Lake Holly, Drew suggested that we set up a monitoring program with a surveyor to measure 4 corners and have exact measurements. We can then review data to make sure nothing is moving or shifting. The emergency spillway has a lot of sediment and accumulation. This could create an issue in a big rain event. Drew suggested dredging some of the material away from the spillway.

LAKE HOLLY: Lake Holly has no intake tower. There is increased sediment in the pipe. A sink hole was noticed on the downhill embankment. Spencer County EMA, IDNR & Homeland Security have been notified of potential breach analysis. The SCFD has an emergency action plan for the rescue of individuals from the mud along Lake Holly. There are (3) permits that will need to be issued. 1) DNR 2) Waterway 3) IDEM.

MEMBER’S FORUM

N/A

READING OF MINUTES

Rachael Siboni made a motion to approve the January 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 January 2023:

Current YTD Income:	\$	721,587
YTD Expenses:	\$	200,159
Current Net Income:	\$	521,428

Monies on Hand:	\$	611,160.27
Dock Account:	\$	792.56
Storage Account:	\$	68,860.95
Capital Improvement:	\$	11,000.00

Investment Update:

January Reserves	\$451,498.43
December Reserves	\$435,380.26

The Reserve account saw an increase of \$16,118.17 from December 2022 to January 2023

Jeff Stillman made a motion to accept the Treasurer Report

Todd Grundhoefer seconded the motion

Vote in Favor 7 to 0

MANAGER'S REPORT

- There are approximately 9 homes for sale in CLV
- There are 29 open construction permits
- 'A' Dock removed – waiting for Spring to enhance parking area
- Rec Center has new card tables
- Recent Ice Storm wrap up

NEW BUSINESS

N/A

ACTION ITEMS

N/A

OLD BUSINESS

N/A

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – No Report
- **Rules & Regulations** –Marlene Elliott – No Report
- **Nominating**– CJ Stidham – (3) positions to be filled at the June Annual Election: Marlene Elliott, Todd Grundhoefer & Jeff Stillman
- **Additions & Revisions** – No report – Jeff Stillman offered to take over this committee.
- **Events Committee** – Lisa Gengelbach – last Friday’s Euchre tourney had 24 people in attendance. The next tourney is scheduled for February 24 & March 31. On February 15 we have an Events planning session scheduled for 5:30 at the Rec Center. This is for anyone interested in volunteering for events or who may have ideas for additional events.

Mark Evans made a motion to adjourn
CJ Stidham seconded the motion

All in Favor 7 to 0

Meeting adjourned at 7:35 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties