

Christmas Lake Village
Board of Directors
Monthly Meeting
3/9/23

Pending Approval at April 13, 2023 Meeting

The meeting was called to order by Vice President Cole Battaglia and noted that a quorum was present.

Marlene Elliott conducted roll call.

Directors present: Cole Battaglia, Mark Evans, Marlene Elliott, Rachel Siboni, Todd Grundhoefer & Jeff Stillman

Lisa Gengelbach, CJ Stidham & Seth Yates were absent

There were (7) Association Members in attendance and (8) Association Members in attendance via ZOOM

MEMBER'S FORUM

Reid Teaford was in attendance to address the board about a recent decision made by the Architectural Board to disapprove his shed. Reid wants a 24 x 18 shed and the rule states that the maximum square footage is 10 x 16. The Board agreed to table this until next month's meeting.

READING OF MINUTES

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

Jeff Stillman seconded the motion

Vote in Favor 5 to 0

TREASURER’S REPORT

Mark Evans read the Treasurer’s Report for the month of February 2023:

Current YTD Income: \$ 808,471
YTD Expenses: \$ 273,883
Current Net Income: \$ 534,588

Monies on Hand: \$ 621,589.19
Dock Account: \$ 792.56
Storage Account: \$ 68,935.95
Capital Improvement: \$ 11,000.00

Investment Update:

February Reserves \$ 446,539.07
January Reserves \$ 451,498.43

The Reserve account saw a decrease of \$4,959.36 from January 2023 to February 2023

Rachel Siboni made a motion to accept the Treasurer Report

Jeff Stillman seconded the motion

Vote in Favor 5 to 0

MANAGER’S REPORT

Prior Year Assessments Collected: February	\$2,265.92	
	Total for 2023	\$3,616.19
	Budgeted	<u>\$2,295.00</u>
	Over	\$1,321.19

Current Year Lots Collected: 1,802
Budgeted: 1,890
Under Budget: 88

- There are 33 open construction permits
- Holly Dam core drilling is complete. Waiting for results
- New “Walk Facing Traffic” signs installed
- Friday’s rain event – 3.61” of rain fell in 10 hours. There were many drainage complaints received. All were investigated. Culverts were clogged or overwhelmed. Members need to ensure culverts remain open
- Chipping Campaign starting early
- “A” Dock is due to arrive in Mid-May – hopefully before Memorial Day weekend
- Daylights Savings Time this weekend – Spring Forward !

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 – absent - (3) positions to be filled at the June Annual Election: Marlene Elliott, Todd Grundhoefer & Jeff Stillman
- **Additions & Revisions** – Jeff Stillman – No Report
- **Events Committee** – Lisa Gengelbach – absent – No Report
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Jeff Stillman made a motion to adjourn
Mark Evans seconded the motion

All in Favor 5 to 0

Meeting adjourned at 6:21 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties