

Christmas Lake Village
Board of Directors
Monthly Meeting
4/13/23

Pending Approval at May 11, 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, Jeff Stillman, CJ Stidham & Seth Yates. Todd Grundhoefer arrived at 6:10 PM.

There were (11) Association Members in attendance and (9) Association Members in attendance via ZOOM.

UPDATE ON HOLLY DAM

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

Drew presented the preliminary findings – they have gone through the inspection, the brief analysis and now the preliminary plan. Geotechnical work including soil testing should be complete by the end of April.

Drew & Dalton passed around preliminary improvement paperwork to all in attendance.

Upcoming meeting with DNR to review draft items and permits to be issued.

Permits needed: Army Core of Engineers & IDEM water quality certification. These permits can take up to 6 months to acquire.

After we solidify the design, submit the permits, get the permits approved and then move into bidding, we can begin construction.

MEMBER'S FORUM

N/A

READING OF MINUTES

Jeff Stillman made a motion to approve the March Monthly Meeting Minutes

Cole Battaglia seconded the motion

Vote in Favor 8 to 0

TREASURER'S REPORT

Mark Evans read the Treasurer's Report for the month of March 2023:

Current YTD Income:	\$	847,041
YTD Expenses:	\$	339,126
Current Net Income:	\$	507,915

Monies on Hand:	\$	579,382.91
Dock Account:	\$	9,717.56
Storage Account:	\$	68,985.95
Capital Improvement:	\$	11,000.00

Investment Update:

March Reserves	\$440,074.31
February Reserves	\$446,539.07

The Reserve account saw a decrease of \$6,464.76 from February 2023 to March 2023

Jeff Stillman made a motion to accept the Treasurer Report

Marlene Elliott seconded the motion

Vote in Favor 8 to 0

MANAGER'S REPORT

- There are approximately 10 homes for sale in CLV
- There are 36 open construction permits
- 'A' Dock is due to arrive by May 22
- Chipping Campaign is complete
- Boat Registration verification this year. Proof of ownership & insurance required. If it was not stickered last year, a physical inspection will be required
- Rudolph Paving is complete – 2022 paving was postponed and paid in full
- Accepting applications for seasonal help
- Radar Sign on Kaspar removed – will relocate
- Main marina parking lot received three loads of gravel
- Waste Management is not picking up extra bags of trash – the contract states that WM will pick up two additional bags of yard debris. CLV rule states that WM will pick up two additional bags of trash. The rule conflicts with the contract. Chris is working with WM on clarify this issue
- Street Light Request – over a dozen submitted to the Town over the past several years – no action has been taken by Russ Luthy
- Polar Park vandalism last week – Toilet filled with debris – 3 hours charged to CLV to clean up mess

NEW BUSINESS

N/A

ACTION ITEMS

Fifth Third Securities – Currently, Mark Evans, Treasurer, is the only authorized trader on the account. Ryan Oberhausen suggested that we add President Lisa Gengelbach

Jeff Stillman made a motion to add Lisa Gengelbach

Cole Battaglia seconded the motion

All in Favor 7 to 0

OLD BUSINESS

Teaford Appeal from March meeting was brought to a vote before the Board of Directors. The vote was as follows: Jeff – Deny, Seth – Deny, Mark – Approve, CJ – Approve, Cole – Approve, Marlene – Deny, Todd – Approve & Rachel – Approve.

The total was 5 Approved & 3 Deny. The Teaford plans were approved.

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
- **Events Committee** – Lisa Gengelbach – The final Euchre tourney at the end of March had about 16-20 people in attendance. The Easter “Egg”stravaganza had some challenges with the wind. We couldn’t put up the Bounce Houses or the backdrop for photos. Kids still had a good time with 2000 eggs, photos with the Easter Bunny, popcorn & cotton candy.

Chris Ambs, Property Manager brought an item before the board. He was approached by a CLV member who wanted to make a donation towards the repair of the tennis/pickleball courts. Lisa Gengelbach stated that we should take it!

Jeff Stillman made a motion to adjourn
Mark Evans seconded the motion

All in Favor 7 to 0

Meeting adjourned at 6:45 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties