

Christmas Lake Village
Board of Directors
6/12/22

Pending Approval at June 11, 2023 Meeting

The meeting was called to order by President Don Vogel stating that 332 proxies were returned and that we have a quorum.

Directors present were Don Vogel, Rick Humerickhouse, Mark Evans, Matt Benningfield, Andrew Meadors, Todd Grundhoefer, Larry Loucka, Marlene Elliott & CJ Stidham

There were (7) Association Members in attendance.

6 Association Members attended via ZOOM.

Vicky Ambs read the following resolution:

BE IT RESOLVED THAT ALL ACTS AND RESOLUTIONS OF EVERY KIND AND CHARACTER OF THE BOARD OF DIRECTORS OF CHRISTMAS LAKE PROPERTY OWNER'S ASSOCIATION FOR THE YEAR COVERING THE PERIOD OF TIME FROM THE ANNUAL MEETING OF MEMBERSHIP HELD IN JUNE 2021 DOWN TO AND INCLUDING THIS DATE BE RATIFIED, APPROVED AND CONFIRMED IN ALL THINGS BY THE MEMBERSHIP OF THIS ASSOCIATION.

Jeff Stillman made a motion to accept the resolution.

Mark Evans seconded the motion.

All in Favor – none opposed – Motion carried.

READING OF MINUTES

The 2021 minutes were read by Secretary Matt Benningfield.

Rick Humerickhouse made a motion to accept the minutes.

Jeff Stillman seconded the motion.

All in Favor – none opposed – Motion carried.

TREASURER’S REPORT

Mark Evans read the Treasurer’s Report for the Fiscal year ending 2021:

(See Attached)

Jeff Stillman made a motion to accept the Treasurer’s Report.

Marlene Elliott seconded the motion.

All in Favor – none opposed – Motion carried.

PROPERTY MANAGER’S REPORT

Chris Ambs read the Property Manager’s Report:

(See Attached)

Jeff Stillman made a motion to accept the Property Manager’s Report.

Lisa Gengelbach seconded the motion.

All in Favor – none opposed – Motion carried.

PRESIDENT’S REPORT

Don Vogel read the President’s Report:

(See Attached)

Mark Evans made a motion to accept the President’s Report.

Rick Humerickhouse seconded the motion.

All in Favor – none opposed – Motion carried.

OPEN FLOOR

- President Don Vogel discussed having Key Associates sell the remaining 28 CLV owned vacant lots. Minimum bid would be \$2500. Lisa Gengelbach suggested that we set up the listing for 1 year.

Mark Evans made a motion to have Key Associates sell the lots.

Matt Benningfield seconded the motion.

All in Favor – none opposed – Motion carried.

Don updated information on our trash service. The contract is up in April 2022 with Waste Management. We will start looking for a new service provider this fall and will keep members updated.

The Town of Santa Claus will begin construction work on a new 750,000 gallon water tower. Completion around the June 2023 timeframe. The Town will be paying CLV for space to store their equipment which will compensate us for the lost revenue we will incur for losing storage spaces during this construction.

Ryan Oberhausen from Fifth Third Securities was in attendance to let the Board know that the \$140,000 moved to CD for 1 year at 1.95% – will mature in May 2023.

ELECTION OF OFFICERS

Don Vogel announced the election results with 1,175 votes counted as follows:

Grayson Goodness	346
Jeff Stillman	199
Don Vogel	324
Seth Yates	306

Jeff Stillman made a motion to adjourn.

Rick Humerickhouse seconded the motion.

Meeting adjourned at 1:35 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties