

Christmas Lake Village
Board of Directors
Monthly Meeting
5/11/23

Pending Approval at July 13, 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, Marlene Elliott, Rachel Siboni, Jeff Stillman, CJ Stidham & Todd Grundhoefer.

Mark Evans & Seth Yates were absent.

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

MEMBER'S FORUM

Laura Bender – Bought boat from a previous CLV owner. The boat was grandfathered in because of the length. The boat is over the 24' max length allowed. She would like to have the boat continue to be grandfathered in. The board told her that they would make a decision within the next week.

Kevin Klosowski – His son lives with him and owns a boat that was given to him by his grandfather. Kevin doesn't want to add his name to the boat. He would like the board to let his son continue to use his boat on the lake. The board told her that they would make a decision within the next week and get back with him.

Art Tomey – Shared his frustration that the board doesn't discuss issues at the board meeting. He also brought up the absence of a couple of board members. Lisa told him that this is an option for the board to discuss if a board member needs to be removed.

READING OF MINUTES

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

CJ Stidham seconded the motion

Vote in Favor 6 to 0

TREASURER'S REPORT

The Treasurer's Report was read by Marlene Elliott in Mark's absence for the month of April 2023:

Current YTD Income:	\$	870,137
YTD Expenses:	\$	398,404
Current Net Income:	\$	471,733

Monies on Hand:	\$	544,153.30
Dock Account:	\$	15,092.56
Storage Account:	\$	69,035.95
Capital Improvement:	\$	11,000.00

Investment Update:

April Reserves	\$438,650.36
March Reserves	\$446,539.07

The Reserve account saw a decrease of \$7,888.71 from March 2023 to April 2023

Rachel Siboni made a motion to accept the Treasurer Report

Jeff Stillman seconded the motion

Vote in Favor 6 to 0

MANAGER'S REPORT

- There are approximately 10 homes for sale in CLV
- There are 40 open construction permits
- 'A' Dock is due to arrive by May 22
- Radar Sign will be relocated to South Melchior near D Dock
- Boat Registration verification this year. Proof of ownership & insurance required. If it was not stickered last year, a physical inspection will be required
- Annual election ballots mailed today
- New AC/Heating unit installed at gatehouse
- CLV lots listed w/Key Associates will end in July
- Street Light Request – over a dozen submitted to the Town over the past several years – no action, to our knowledge, has been taken by the Town Utilities
- Commonwealth has sent all required documents to the DNR. We are now waiting for DNR to issue permits

NEW BUSINESS

Ryan Oberhausen briefed everyone on the CD that matures on May 19, 2023. It is currently at an interest rate of 1.95%. We have the option of taking the money now or placing it in another CD or Money Market Account. Current CD rates are 5.05% for 6 months & 5.15% for 9 months. If the money goes to a money market account, it would be a 4.7 adjustable rate and would not be insured by FDIC.

CJ Stidham made a motion to place the \$140,000 into a 6-month CD.

Todd Grundhoefer seconded the motion.

Vote in Favor 6 to 0

ACTION ITEMS

Chris brought up a member who is concerned about the deer population. Member suggests DNR involvement to reduce population. Most everyone in attendance said NO. It was recommended to all members that they STOP feeding the deer.

OLD BUSINESS

N/A

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – Absent - 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 – Comedy Club event coming to the Rec Center on July 14 at 7 PM. There are 56 tickets available. Tickets can be purchased for \$15 at the office, Monday-Friday 8-4.

Jeff Stillman made a motion to adjourn
CJ Stidham seconded the motion

All in Favor 6 to 0

Meeting adjourned at 6:52 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties