

Christmas Lake Village
Board of Directors
Monthly Meeting
7/13/23

Pending Approval at September 10, 2023 Meeting

The meeting was called to order by Lisa Gengelbach and noted that a quorum was present.

Marlene conducted roll call:

Directors present were Lisa Gengelbach, Mark Evans, Marlene Elliott, Cole Battaglia, CJ Stidham, Rachel Siboni, Reid Teaford, Seth Yates & Chris Sigler.

There were (11) Association Members in attendance and (12) Association Members in attendance via ZOOM.

MEMBER'S FORUM

Kim Fink – Asked questions concerning the status of Lake Holly.

- Are we waiting on permits and how long will it take? – Yes we are waiting on Permits. We do not have a timeframe for completion.
- Is Lake Holly off limits to everyone? – Yes – There are signs posted around the Lake stating stay off the lake. CLV's main focus is SAFETY
- Safety of the Fish? – We have not seen one dead fish. The drawdown should not affect the fish. Fish are not our main concern. Safety is our main concern.

READING OF MINUTES

CJ Stidham made a motion to approve the May Monthly Meeting Minutes

Reid Teaford seconded the motion

Vote in Favor 8 to 0

TREASURER'S REPORT

Mark Evans read the Treasurer's Report for the June 2023:

June 2023:

Current YTD Income:	\$ 912,710
YTD Expenses:	\$ 579,432
Current Net Income:	\$ 333,278

Monies on Hand:	\$ 391,453.29
Dock Account:	\$ 22,297.56
Storage Account:	\$ 71,180.53
Capital Improvement:	\$ 11,000.00

Investment Update:

May Reserves	\$435,959.31
June Reserves	\$460,918.01

The Reserve account saw an increase of \$24,958.70 from May to June 2023.

Marlene Elliott made a motion to accept the Treasurer Report

Rachel Siboni seconded the motion

Vote in Favor 8 to 0

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for May & June 2023.

Prior year assessments collected for the months of May & June 2023: \$ 515.78

Total Collected for 2023 - \$ 6,806.84
Budgeted Assumption for 2023 - \$ 6,885.00

MANAGER'S REPORT

- There are approximately 8 homes for sale in CLV
- There are 45 open construction permits
- 'A' Dock installed with new landing
- Second payment due this Friday for those members who took advantage of the Split Payment option for the 2023 Assessment
- Holly Dam: All plans & requirements have been received by DNR. Waiting for review & approval. Dam money spent for repair = \$154,696. We have a balance of \$6,303.73. Remaining money budgeted for roads will be used for Holly Dam
- Chipper out this week collecting storm damage
- Lake Treatment Update: 3 chemicals used in all 3 lakes – all are environmentally friendly
 1. Green Pro (Hydroperoxide) used to treat Blue Green Algae
 2. Alum (Aluminum Sulfate) used to treat seaweed
 3. Copper Sulfate used to treat Algae

NEW BUSINESS

1. Lisa read a prepared statement: Due to the large cost of the Holly Dam repair, roads, docks, tennis courts, buildings, vehicles are having a difficult time. It may be time for a special assessment. I have asked Chris to compile a list of all items & the estimated cost of repairs for each item. The Board & Budget Committee will then meet to review what items would be completed and the timeframe involved. It would then be decided what the special assessment would be to cover the repairs. This is something that we are looking into.

ACTION ITEMS

1. July 2022 Correction of Minutes – The July 2022 minutes need to be updated to include Grayson Goodness in attendance & Seth Yates as absent.

Mark Evans made a motion to update the July 2022 Minutes
Marlene Elliott seconded the motion

All in Favor 8 to 0

OLD BUSINESS

1. Board Member Attendance – Any motions that another board previously had in place were removed at previous meeting. As of right now, we have nothing in place that governs a board member's attendance at meetings. We do have the By-Laws. Lisa read the By-Laws, section 4.11 – Removal of Directors. Lisa asked for discussion from the Board – Do we need anything else in place? There cannot be a rule in place that governs the board. There can only be a motion.

Chris & CJ both stated to use the By-Laws to govern. Marlene spoke up disagreeing. She stated that the board should be held accountable – The By-Laws is too vague. The motion in 2001 had a definite number of meetings that could be missed. The board should know what is acceptable and what isn't. Cole agreed with Marlene – it should be a set number of absences with excused absences for medical and/or a death in the family.

Cole made a motion to state if a board member has 4 or more absences, the board has a right to vote that member off, with the exception of medical or death.

Marlene seconded the motion.

Reid asked about missing a meeting for work? Cole would not include missing work as an exception.

All in Favor – Marlene & Cole
Those Opposed – CJ, Reid, Chris, Seth, Rachel
Abstained – Mark & Lisa

The motion did not pass.

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – no report
- **Rules & Regulations** – Marlene Elliott – no report
- **Nominating** – CJ Stidham – no report
- **Additions & Revisions** – Jeff Stillman - no report
- **Events** – Lisa Gengelbach – Gave a rundown of all upcoming events.

Upcoming events:

July 14 - Comedy Show
Aug 6 – Summer Picnic
Sept 16 – Yard Sale
Oct 28 – Halloween Party
Nov 8 – Veteran's Potluck
Dec 9 & 16 – FOL

Lisa is looking for someone to step forward to be the chairperson of the Events Committee. If you know of someone who would be interested in this position, please have them get with Lisa

CJ Stidham made a motion to adjourn

Chris Sigler seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 6:48 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties