

Christmas Lake Village
Board of Directors
Monthly Meeting
8/10/23

Pending Approval at September 14, 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, CJ Stidham, Rachel Siboni & Seth Yates.

Reid Teaford was in attendance via ZOOM.

Cole Battaglia & Chris Sigler were absent.

There were (12) Association Members in attendance and (13) Association Members in attendance via ZOOM.

MEMBER'S FORUM

N/A

READING OF MINUTES

The date of pending approval needs to be revised from September to August.

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

Marlene Elliott seconded the motion

Vote in Favor 6 to 0

TREASURER’S REPORT

Mark Evans read the Treasurer’s Report for the July 2023:

July 2023:

Current YTD Income:	\$ 977,062
YTD Expenses:	\$ 675,094
Current Net Income:	\$ 301,968

Monies on Hand:	\$ 367,686.24
Dock Account:	\$ 22,297.56
Storage Account:	\$ 71,756.57
Capital Improvement:	\$ 11,000.00

Investment Update:

June Reserves	\$460,918.01
July Reserves	\$474,921.94

The Reserve account saw an increase of \$14,003.93 from June to July 2023.

Rachel Siboni made a motion to accept the Treasurer Report

Seth Yates seconded the motion

Vote in Favor 6 to 0

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for July 2023.

Prior year assessments collected for the months of July 2023: \$ 233.36

Total Collected for 2023 - \$ 7,040.20
Budgeted Assumption for 2023 - \$ 6,885.00

MANAGER'S REPORT

- There are approximately 9 homes for sale in CLV
- There are 35 open construction permits
- Currently we are doing routine summer maintenance
- Mowing vacant lots
- Trimming trees for bus routes

NEW BUSINESS

Section 5.04 in the By-Laws states that the Board can have 1 or more assistant or subordinate officers. We need a little more finance & budgeting experience. The Board has asked Bruce Tesch to step up as Assistant Treasurer until June 20, 2024. After that time, if we still need assistance, he can be reappointed.

CJ Stidham made a motion to appoint Bruce Tesch as Assistant Treasurer.

Reid Teaford seconded the motion.

Bruce Tesch noted that Lisa contacted him. Bruce did not contact her.

Bruce noted that there are some errors, some misunderstandings, and some bad accounting practices. We will do a comprehensive review. He stated that he will not be a board member and will not be voting. Any talk about a Special Assessment must stop.

All in Favor 6 to 0

The next step is to have a meeting. Lisa stated we would be having a meeting next week to sit down together with the office staff and go over the P & L line by line.

Chris Ambs stepped up to assure everyone that not a penny is unaccounted for. No embezzling is going on. The money is there, it's just not reflected in the correct accounts.

ACTION ITEMS

Review proposed Pet Rule Change – Marlene Elliott – The Rules & Regs Committee met and recommended that the fines be increased and then if the member continues with the infraction, it would then be given to the Board for action.

There is a Town Ordinance for loose and/or stray pets, but the Town is not enforcing it.

The Town doesn't have an animal catcher. They are trying to work with It Takes a Village, but someone must catch the animal first.

Rachel Siboni made a motion to increase the fines.

Mark Evans seconded the motion

All in Favor Rachel, Marlene & Mark
Opposed – CJ, Seth & Reid

Lisa broke the tie by opposing the motion.

Chris Ambs asked the Board for recommendations on the issue.

Lisa talked about the Town Ordinances and how the Town needs to step up. Members need to attend the Town meetings and tell them to do what they are supposed to do - enforce the Town Ordinances.

Chris Ambs noted that if we want the town to do animal control, we are going to need the town to draft another Town Ordinance to enforce animal control in Christmas Lake Village.

OLD BUSINESS

Holly Dam Update – CJ Stidham – We talked to Drew Flamion with Commonwealth Engineers on what will be required to get the Holly Dam updated and out of the High Hazard status. The scope of the work recommended is a total of \$265,000. There is the ability to do the work in Phases. Phase 1 – minimal amount of work to get dam removed from High Hazard (\$108,223). Phase 2 – Cost of \$83,347. Phase 3 – Cost of \$106,370. It will also cost more to do the work in phases. The additional costs for phase work are between \$45,000 - \$50,000. We can also hire Commonwealth as the Lead Liaison to get the bids on the work. This is an additional \$5,000.

CJ Stidham made a motion to hire Commonwealth and that we have in writing that they are working for CLV for the additional \$5,000

Marlene Elliott seconded the motion

Lisa wanted to know if we have a contract with Commonwealth. Chris Ambs responded that the Task Order emailed today is the contract.

All in Favor 5 to 0

Chris Ambs stated that he will sign the Task Order and email it tomorrow.

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – no report
- **Rules & Regulations** – Marlene Elliott – Basketball goals mounted in concrete in the street. Kids are playing in the street. Would CLV be liable if a child got hurt? After talking to our lawyer, CLV would be liable for an accident. There are currently 3 permanent structures in CLV. Chris asked the Board to review the issue and be prepared to discuss next month
- **Nominating** – CJ Stidham – no report
- **Additions & Revisions** – Jeff Stillman – We will be having a meeting in the next 2 months
- **Events** – Lisa Gengelbach – Gave a rundown of all upcoming events. Katlyn Fischer is taking over the Events Committee. You will start seeing her name on posts. The Summer Picnic turned out great. Comedy Show tickets are still available for tomorrow night.

Upcoming events:

Aug 14 - Comedy Show
Sept 16 – Yard Sale
Oct 28 – Halloween Party
Nov 8 – Veteran’s Potluck
Dec 9 & 16 – FOL

Bruce Tesch & CJ Stidham spoke about the money in reserves. We can pull a certain amount and put in CD’s. Bruce recommended that we pull it out of reserves and place the money in short-term CD’s. Lisa reminded everyone that we will have \$143,000 in a CD that matures 12/1/23

CJ Stidham made a motion to allocate our reserves and move to CD’s – no longer than 12 months.

Seth Yates seconded the motion

All in Favor 5 to 0

Rachel Siboni made a motion to adjourn

Seth Yates seconded the motion

All in Favor 5 to 0.

Meeting adjourned at 6:58 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties