

Christmas Lake Village
Board of Directors
Monthly Meeting
9/14/23

Pending Approval at October 12, 2023 Meeting

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

Cole conducted role call:

Directors present were Lisa Gengelbach, Mark Evans, Cole Battaglia, Rachel Siboni, Seth Yates & Chris Sigler.

Reid Teaford was present via ZOOM

Marlene Elliott & CJ Stidham were absent.

There were (7) Association Members in attendance and (10) Association Members in attendance via ZOOM.

MEMBER'S FORUM

N/A

READING OF MINUTES

Cole Battaglia made a motion to approve the August Monthly Meeting Minutes

Seth Yates seconded the motion

Vote in Favor 6 to 0

TREASURER'S REPORT

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

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

Monies on Hand:	\$ 400,045.74
Maintenance Reserves:	\$ 0.00
Dock Reserves:	\$ 0.00
Dam Reserves:	\$ 17,369.00
Capital Improvement:	\$ 11,000.00
Money Market	\$ 187,945.07
CD #1	\$ 70,000.00
CD #2	\$ 70,000.00

The Reserve account saw an increase of \$24,334.93 from July to August 2023.

Rachel Siboni made a motion to accept the Treasurer Report

Chris Sigler seconded the motion

Vote in Favor 6 to 0

DELINQUENCY REPORT

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

MANAGER'S REPORT

- There are approximately 10 homes for sale in CLV
- There are 51 open construction permits
- Correction to July Statement – Lake treatment on Holly status – In July Chris Ambs included Lake Holly in his report when talking about treating the lakes. That was an oversight on his part. We are not treating Lake Holly. We did have Kurt Cooper go out and spray areas that needed some attention. It was asked if members can spray the lake area themselves. Chris Ambs noted if a member wants to do this, please contact the office to discuss what chemicals they would be using prior to treatment
- Kaspar Gate accident – card scanner & support arms on order
- Loose dogs on rise
- Lake patrol finished for the season
- 2024 Budget preparation continues
- Yard Sale this Saturday – Main gate open 7 AM – 3 PM – food vendors at Holly Park. Asking all members to be respectful of this one-day event

NEW BUSINESS

Unauthorized Mailboxes – There are new mailboxes being put up in the community that are not authorized according to the Rules & Regulations. The mailboxes that are currently authorized are getting harder to find. The gatehouse does have mailboxes for sale. The mailboxes we are seeing are coming from Santa Claus Hardware – They are similar, but do not have the newspaper slot.

Reid Teaford made a motion to add the mailbox from Santa Claus Hardware as our 3rd option in the Mailbox Rule.

Cole Battaglia seconded the motion.

All in Favor 5 to 1 – Seth Yates opposed

Landscaping around the mailbox – A member wants to use the same stone as on their home and enclose the mailbox. The concern is that some member's mailboxes are across the street. The mailbox would have to be in the member's yard. After discussion between the board and members – no decision was made.

ACTION ITEMS

Lake Holly – Seth Yates – His questions from a member were answered during Chris Amb's report on Lake Holly. Winter may take care of some of the weeds. Also, if a member can treat the area themselves with chemicals that CLV uses, this should resolve the member's issue.

OLD BUSINESS

Basketball goals constructed using road as the court – Chris received a complaint regarding a basketball goal constructed on the road. Marlene wrote a comment – there is no rule regarding basketball goals extending into the street. This was installed less than 6 months ago. Per our attorney, we would be held liable for any accident involving an injury. I would suggest that we let the 3 families who currently have this, let them keep it, but sign a waiver stating that if a family member or guest is injured that they would be liable – not CLV. We would keep a copy of the waiver on file. If they refuse to sign, we will have to meet for further discussion. Most of these are constructed on a cul-de-sac. They are on the edge of the property, facing the road, with the road being used as a court.

After further discussion, it was decided to table until the October Board Meeting.

Lisa suggested that the Board drive by and review the basketball goals to get a better understanding of what we are discussing and be prepared to discuss further.

Habitual pet violations – The town has a nuisance ordinance which we fall under. Since this ordinance is in place, we should call the police to come and take care of the issue. Lisa’s response after talking with the police is yes, the SCPD will come and take care of. Lisa went on to say that members are calling the SCPD and they won’t take care of it because the person calling lives in CLV. This is why we wanted to SCPD at the meeting tonight to clarify.

Santa Claus Police Department - Officers Bone, Griebelbauer & Helming were in attendance to answer questions from the Board & members in attendance. Loose animals are an issue. Regarding the nuisance ordinance: The SCPD usually gives out a couple of warnings; for a repeated violation we will fine them \$25, then \$50, etc. To report an issue, call the non-emergency number at 812-649-2286. This will get you Rockport dispatch and they will contact SCPD. If it’s a bite with injury, and they don’t have vaccinations, that’s a criminal offense. Speeding – we usually don’t write a ticket, it’s very expensive, unless they are going in the 45-50 MPH range. The fine is \$250-\$260.

Freddie Woodard brought up the Vacant Lot next to him and the fallen tree. Chris Ambs has contacted the lot owner about this. The board asked that we send the member a letter giving him 30 days to take care of the tree or CLV would take care of the tree and send him a bill for the tree removal.

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – Budget meeting 9/20 at 5:30 PM
The Board has given the committee directions on what they want to see in the 2024 Budget. The board had a priority list and a 5-year plan. The Board agreed to create a master list and the budget committee can let the Board know what can be done for 2024.
- **Rules & Regulations** – Marlene Elliott – absent - no report
- **Nominating** – CJ Stidham – absent - no report
- **Additions & Revisions** – Jeff Stillman - no report
- **Events** – Lisa Gengelbach – Gave a rundown of all upcoming events.

Upcoming events:

Sept 16 – Yard Sale
Oct 28 – Halloween Party
Nov 8 – Veteran’s Potluck
Dec 9 & 16 – FOL

Mark Evans made a motion to adjourn

Seth Yates seconded the motion

All in Favor 6 to 0.

Meeting adjourned at 6:48 PM

Respectfully submitted

Julie Benningfield
Assistant Property Manager
Christmas Lake Properties