

Christmas Lake Village  
Board of Directors  
Monthly Meeting  
10/12/23

**Pending Approval at November 9, 2023 Meeting**

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

Marlene conducted role call:

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

Reid Teaford was present via ZOOM

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

**MEMBER'S FORUM**

N/A

**READING OF MINUTES**

Marlene Elliott made a motion to approve the September Monthly Meeting Minutes with the amended income/expense #'s as follows:

Current YTD Income: \$1,014,130  
YTD Expenses: \$ 737,431  
Current Net Income: \$ 276,699

Rachel Siboni seconded the motion

Vote in Favor 8 to 0

## **TREASURER'S REPORT**

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

Current YTD Income:	\$ 1,034,831
YTD Expenses:	\$ 785,269
Current Net Income:	\$ 249,562
Monies on Hand:	\$ 355,784.68
Maintenance Reserves:	\$ 0.00
Dock Reserves:	\$ 0.00
Dam Reserves:	\$ 17,369.00
Capital Improvement:	\$ 11,000.00
Money Market	\$ 331,316.58
CD #1	\$ 70,000.00
CD #2	\$ 70,000.00

The Reserve account saw an increase of \$428.71 from August to September 2023.

Rachel Siboni made a motion to accept the Treasurer Report

Seth Yates seconded the motion

Vote in Favor 8 to 0

## **DELINQUENCY REPORT**

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

We budgeted 1890 Lots and have collected on 1925

We budgeted \$2,295.00 in Prior Year Assessments and have collected \$12,232.02

## **MANAGER'S REPORT**

- There are approximately 10 homes for sale in CLV
- There are 51 open construction permits
- We had 1200 cars come in for the Yard Sale
- Kaspar Gate scanner has been repaired – waiting on intercom panel
- Chipping campaign wraps up on October 16
- Leaf collection will start in November
- Donder Storage Update – As soon as the older tower is taken down, we will get our parking spaces back to assign to members
- Holly Dam Update – still waiting on DNR permit approval
- Trick or Treat hours for October 31 are 5 PM – 8 PM

## **NEW BUSINESS**

**Key Associates booth at Rec Center during 2023 FOL** – The t-shirts say “Live Merry” and the proceeds from the shirts go to the Events Committee.

Mark Evans made a motion to let Key Associates sell the shirts during the FOL

Chris Sigler seconded the motion

All in Favor 7 to 2

Lisa Gengelbach & Seth Yates abstained

## **ACTION ITEMS**

**2024 Budget Review/Approval** – Bruce Tesch, Sub-Treasurer, reviewed the challenges for 2024 and addressed how we would meet these challenges:

We revised the forecast for the 2023 budgeted expenses and should be able to carry over \$100,000 into next year and cut down the 2024 deficit. Any excess money will be deposited into the Dam Reserve Account leaving us with a balance of approximately \$120,000, unless we have a big expense between now and the end of the year.

We placed \$198,000 into the Dam Reserves for 2024. This is for the completion of Phase 1 & Phase 2 of the Holly Dam Project. We would still have to pull some money from Reserves for this project, but that is why we have the Reserves.

In the coming years, we will put a plan in place to get the Reserves back to \$500,000.

The 2024 Budget is very conservative and protective of the Village.

5% increase for Staff - Marlene Elliott made a motion to approve the increase. Seth Yates seconded the motion. All in Favor 8 to 0.

5% increase for 2024 Assessment – Seth Yates made a motion to approve the increase. Mark Evans seconded the motion. All in Favor 8 to 0.

5% increase for Use Fees – Rachel Siboni made a motion to approve the increase. CJ Stidham seconded the motion. All in Favor 8 to 0. The Boat Registration Fee would remain at \$35

2024 Budget – Marlene Elliott made a motion to approve the 2024 Budget. Seth Yates seconded the motion. All in Favor 8 to 0.

## OLD BUSINESS

**Basketball goals constructed using road as the court** – Marlene wants the members to sign a waiver which prevents CLV of being liable if someone gets hurt. What are we doing to the ones that are already built? Jeff Stillman brought up that they are built in the easement. It is a hazard. This is a violation of the C & R's. They need to be removed and placed on their own property. Cole Battaglia noted that parking pads are in the easement too. We have a letter from the CLV attorney stating that CLV is liable. This issue will be tabled again, and Lisa wants us to contact our attorney to find out what a waiver would do for CLV. Also, ask about putting a hazard in the easement; this is against the C & R's.

## COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – 2024 Budget Approved
- **Rules & Regulations** – Marlene Elliott – Mailbox Rule Update

Adding a third choice for mailboxes. It is sold at Santa Claus Hardware and made by Gentry – same color as current mailboxes in the rule

CJ Stidham made a motion to accept the third choice for mailboxes  
Cole Battaglia seconded the motion

All in Favor 8 to 0

- **Nominating** – CJ Stidham – no report
- **Additions & Revisions** – Jeff Stillman – By Laws proposed changes

Sec 4.02 – Correct Typo – Refer to 2.05 – should be Refer to 2.04

Sec 4.01 – Adding - after Board Member serves a second term, they can't be appointed or elected for a term of 1 year

Section 4.12 – Resignations & Section 4.11 – Removal – Adding - a Board Member can't be appointed or elected for a period of 1 year after resigning or being removed

Sec 4.11 – Adding - Any Board Member absent 4 times for any reason in a 12-month period shall be removed

Sec 4.15 – D. Develop & Maintain an SOP for the Annual Budget. E. Prepare Annual Budget using the SOP from 4.15. Existing E revised to F

These changes would be mailed out to all members to vote at the Annual Meeting

- **Events** – Lisa Gengelbach – Gave a rundown of all upcoming events.

Upcoming events:

Oct 28 – Halloween Party (5 PM – 8 PM)

Nov 8 – Veteran’s Potluck (6 PM – 8 PM)

Dec 9 & 16 – FOL (5 PM – 8 PM)

Rachel Siboni made a motion to adjourn the meeting

CJ Stidham seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 7:24 PM

Respectfully submitted

Julie Benningfield  
Assistant Property Manager  
Christmas Lake Properties