

Christmas Lake Village  
Board of Directors  
11/9/23

**Pending Approval at December 14, 2023 Meeting**

The meeting was called to order by Secretary Marlene Elliott at 6:12 PM and noted that a quorum was present.

Directors present were Marlene Elliott, Mark Evans, Rachel Siboni & Chris Sigler

Reid Teaford & CJ Stidham were present via Zoom

Lisa Gengelbach & Cole Battaglia were absent.

There were (27) Association Members in attendance.

**MEMBER'S FORUM**

N/A

**READING OF MINUTES**

Mark Evans made a motion to approve the October Monthly Meeting Minutes.

The motion was seconded by Rachel Siboni

Vote in Favor 5 to 0.

**TREASURER'S REPORT**

Mark Evans read the Treasurer report for the month of October 2023:

Current YTD Income:	\$ 1,045,612
YTD Expenses:	\$ 835,493
Current Net Income:	\$ 210,119

Monies on Hand:	\$ 317,641.15
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**Investment Update:**

September Reserves           \$ 499,685.68  
October Reserves               \$ 500,523.47

The Reserve account saw an increase of \$ 837.79 from September to October 2023.

Rachel Siboni made a motion to accept the Treasurer Report

Chris Sigler seconded the motion

All in Favor 5 to 0

**DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the month of October 2023:

Current Year Lots Collected:           1,933  
Budgeted:                                   1,890

Over   43

Collections for September 2023:       \$ 2,897.58  
Grand Total for 2023:                   \$ 15,129.60

Budgeted:                                  \$ 2,295.00  
Over:   \$ 12,834.60

**MANAGER’S REPORT**

- Real Estate Report – 7 homes on the market – 3 less than last month
- Christmas decorations are going up.
- Leaf Collection will continue as long as weather permits
- There are 45 open construction permits.
- Donder Storage Update – once small water tower is removed, we will be able to rent out the remaining spaces to our members.
- Still waiting for DNR permit approval for Holly Dam
- Halloween Party – had a great time - Attendance was down from prior years
- Veteran’s Dinner – Good meal, great host, and volunteers

## **ACTION ITEMS**

**CD comes due December 1** – The CD is for \$143,000 with an interest rate of 5.25%. We are counting on this money for repair of Holly Dam. After discussion with our Financial Advisor Ryan Oberhausen & our Sub-Treasurer Bruce Tesch, it was suggested that we roll-over the CD into another short-term CD, nothing over 6 months. This way we have access to the money after Holly Dam construction begins.

Chris Sigler made a motion to roll over the CD and shop for the best rate before 12/1/23

Reid Teaford seconded the motion

All in Favor 5 to 0

## **OLD BUSINESS**

**Basketball Goals** - Board Member decision on basketball goals constructed using road as court; tabled at September & October meetings. To address this issue, letters will be mailed tomorrow for the (3) members in violation of placement of basketball goals in the easement. A time limit of 6 months from the date of the letter will be set for removal. After that time, if they are not removed, a fine will be determined by the Board of Directors. This puts the owners on notice of violations and removes the liability from CLV in the event of an injury.

Marlene Elliott made a motion to have Chris send out the letters to the members in violation.

Mark Evans seconded the motion.

CJ Stidham wanted them grandfather in and Chris Sigler was in agreement; also stating that if we do this, we are looking at another lawsuit. Marlene stated that they couldn't be grandfathered in because of the C & R's – within the easement, no structure or planting shall be permitted.

All in Favor 4 to 2

## **NEW BUSINESS**

**Update on Current Lawsuit against CLV** – Marlene Elliott briefed everyone about the Class Action Lawsuit filed by a local attorney against CLV. The lawsuit stems from a private dock approved in the early 1990's on a piece of lake view property w/common ground separating the residence from the water. The current owner is wanting exclusive rights to the dock while property purchased papers state that the state dock is not hers and she does not have exclusive rights.

The lawsuit states that all docks on Christmas Lake will now belong to CLV and they will not have exclusive rights to their dock.

Marlene assured everyone that CLV is not taking your dock. CLV will not claim ownership of your dock and you will not have to share it. If you have any questions, please contact the office. The lawsuit fees and expenses will be paid by the HOA fees. This means that the legal costs will take away from improvements from CLV. We will keep everyone updated as soon as there are any developments.

**Porta-potties at Parks** – A member and their family were out walking, and the child needed to use the restroom. They were complaining because the bathrooms were closed for the winter. They would like to see porta-potties at Polar Park & Holly Park. After discussion, it was noted that there is no money in the budget at this time.

### **COMMITTEE REPORTS:**

- **Business & Assessment** – Mark Evans – no report
- **Rules & Regulations** – Marlene Elliott – Noise Rule – Marlene reviewed the new rule. We have purchased a decibel meter for use on this new rule. This is a complaint-driven rule. After some review & updates, Marlene made a motion to approve the new Noise rule.

Mark Evans seconded the motion

All in Favor 5 to 0

- **Additions & Revisions** – Jeff Stillman – Planning on a mailout in September 2024. A simple majority is needed to pass the updates
- **Nominating/Election** – CJ Stidham – We will select a new board member at the December 14 meeting. Jeff Stillman brought up the form we used to use for members applying for Board positions. CJ stated we should get with Lisa on this

Stidham left the meeting (ZOOM)

- **Events** – Lisa Gengelbach - Absent – FOL Dec 9 & Dec 16 from 5 PM to 8 PM  
Marlene wished our residents would get more Christmas Spirit!!! I see more Christmas lights out in the country than I do in the town called Santa Claus, IN & Christmas Lake Village. I know it can be costly and it takes time, but for 1 season a year I wish our community would get involved and be happy.

Mark Evans made a motion to adjourn.

Rachel Siboni seconded the motion

All in Favor 5 to 0.

Meeting adjourned at 7:10 PM

Respectfully submitted

Julie Benningfield  
Office Manager  
Christmas Lake Properties