

Christmas Lake Village  
Board of Directors  
12/14/23

**Pending Approval at January 11, 2024 Meeting**

The meeting was called to order by President Lisa Gengelbach at 6:00 PM and noted that a quorum was present.

Directors present were Cole Battaglia, Marlene Elliott, Mark Evans, CJ Stidham, Reid Teaford & Chris Sigler

Rachel Siboni was absent.

There were (18) Association Members in attendance and (13) members present on ZOOM.

**SPECIAL ELECTION**

(3) candidates, Bill Conrad, Scott Knerr, & Melissa Weales, took turns giving a brief presentation on why they should be selected for the open position. After a brief recess, the Board chose Scott Knerr to fill the position until June of 2025.

**MEMBER'S FORUM**

**Russ Luthy** - Santa Claus Utilities Superintendent gave an update on the Sewer Lining Project. The project will begin in February 2024. The subdivisions involved are 5, 6, 7 & 10. The project will take approximately 35 weeks to complete at a cost of \$3 Million. Residents will see drones going over the mentioned subdivisions and there will not be an increase in your Water/Sewage bill.

**Seth & Kristin Windell** – Seth & Kristin approached the Board concerning the letter they received about the stationary basketball goal in the easement. It was noted that the goal has been there for 12 years, they aren't removing their goal and spending money on an attorney is ridiculous. They did state that they had permission from Chris Ambs. They want it grandfathered in.

**Brent Kaiser** - Brett asked the board who issued the complaint. Lisa told Brent we don't give out that information. He also wants us to get rid of the CLV attorney – Lisa told Brent that it's not going to happen. Brent said he measured from the edge of the road to where he put the pad of concrete (31') from edge of road. Brent talked to Chris Ambs about receiving the survey of his property before sending the letter. Chris stated no. There were questions about the correct place to measure for the concrete to be on Brent's

property. Chris Ambs did confirm to Brent that the goal is placed where the kids have to use the CLV road as a court. Brent stated this issue was harassment and he will not be taking his basketball goal down. He went on to state he wanted a vote tonight from the Board.

Both parties were willing to pay a fine, if minimal, as long as it was in writing that no future CLV Board could change the decision of the fine.

Lisa stated that the Board needs to discuss the points brought up and the topic will be on the January Agenda.

### **READING OF MINUTES & SPECIAL MEETING MINTUES**

Marlene Elliott made a motion to approve the November Monthly Meeting Minutes.

The motion was seconded by CJ Stidham

Mark Evans made a motion to approve the November Special Meeting Minutes.

The motion was seconded by Reid Teaford

Vote in Favor 7 to 0.

### **TREASURER'S REPORT**

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

Current YTD Income:	\$ 1,084,442
YTD Expenses:	\$ 893,787
Current Net Income:	\$ 190,655

Monies on Hand:	\$ 295,467.91
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#### **Investment Update:**

October Reserves	\$ 500,523.47
November Reserves	\$ 505,144.00

The Reserve account saw an increase of \$ 4,620.53 from October to November 2023.

CJ Stidham made a motion to accept the Treasurer Report

Marlene Elliott seconded the motion

All in Favor 7 to 0

**DELINQUENCY REPORT**

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

Current Year Lots Collected: 1,934  
Budgeted: 1,890

Over 44

Collections for November 2023: \$ 579.15  
Grand Total for 2023: \$ 15,708.75

Budgeted: \$ 2,295.00  
Over: \$ 13,413.75

**MANAGER’S REPORT**

- Real Estate Report – 10 homes on the market – 3 more than last month
- Certified letters sent out to basketball goal placement violators
- Leaf Collection will continue as long as weather permits
- There are 45 open construction permits.
- Donder Storage Update – Small water tower has been removed
- Still waiting for DNR permit approval for Holly Dam
- 2024 Assessment invoices scheduled to be mailed next Wednesday
- FOL: December 9 – 750 cars entered & CASA collected \$3,900 in donations.  
The CLV Garden Club served over 450 cups of their famous hot chocolate!

**ACTION ITEMS**

N/A

**OLD BUSINESS**

N/A

**NEW BUSINESS**

**Update on Class Action Lawsuit again CLV** – We are currently working with our insurance company to see if they can help cover the legalities. Our attorney has filed (2) motions to delay this lawsuit so we can work with our insurance company.

Lisa Gengelbach took a minute to comment on social media posts - Recently, social media posts pertaining to the ongoing lawsuit have been showing up on different platforms. When you don't know the legalities of the subject, it is reckless, and you are doing a disservice to the members of this community.

### **COMMITTEE REPORTS:**

- **Business & Assessment** – Mark Evans – Update on CD – The CD that came due this month has been rolled over into a 6-month CD. This short-term CD will earn 5.3% interest.
- **Rules & Regulations** – Marlene Elliott –No Report
- **Additions & Revisions** – Jeff Stillman – No Report
- **Nominating/Election** – CJ Stidham – No Report
- **Events** – Lisa Gengelbach - FOL Dec 16 from 5 PM to 8 PM. We have added a snowball fight in CLV. Members leave a treat at someone's door and the gesture gets passed on to another member. Members at the meeting have enjoyed the event.

CJ Stidham made a motion to adjourn.

Cole Battaglia seconded the motion

All in Favor 7 to 0.

Meeting adjourned at 7:42 PM

Respectfully submitted

Julie Benningfield  
Asst Property Manager  
Christmas Lake Properties